



Community Development Department

RENAISSANCE ZONE AUTHORITY MEETING AGENDA February 9, 2017

David J. Blackstead Meeting Room 4:00 p.m. City-County Office Building

Item No.

Page No.

MINUTES

1. Consider approval of the minutes of the December 8, 2016 meeting of the Renaissance Zone Authority.

REGULAR AGENDA

The following items are requests for Renaissance Zone, CORE Incentive Program, and/or Downtown Design Review approval.

- 2. A&B Pizza Rehabilitation | 311 South 7th Street**
Renaissance Zone 10

Staff recommendation: approve ☐ approve ☐ continue ☐ table ☐ deny
- 3. Waste Not Recycling Lease | 311 South 7th Street**
Renaissance Zone 14

Staff recommendation: approve ☐ approve ☐ continue ☐ table ☐ deny
- 4. DB Waste Lease | 311 South 7th Street**
Renaissance Zone 18

Staff recommendation: approve ☐ approve ☐ continue ☐ table ☐ deny
- 5. Noodlezip Lease | 208 East Main Avenue**
Renaissance Zone 22

Staff recommendation: approve ☐ approve ☐ continue ☐ table ☐ deny
- 6. Media Signs | 200 North 4th Street**
Downtown Design Review 28

Staff recommendation: approve ☐ approve ☐ continue ☐ table ☐ deny



7. **First Western Bank and Trust | 304 East Front Avenue**
Downtown Design Review 33

Staff recommendation: approve ☐ approve ☐ continue ☐ table ☐ deny

8. **Amendment to Approved Façade Design | 212 East Main Avenue**
Downtown Design Review 54

Staff recommendation: approve ☐ approve ☐ continue ☐ table ☐ deny

OTHER BUSINESS

7. **Other Business**

ADJOURNMENT

8. **Adjourn.** The next regular meeting date is scheduled for **March 9, 2017.**

Enclosures: *Renaissance Zone Project Status Spreadsheet*
CORE Incentive Grant Program Project Status Spreadsheet

**BISMARCK RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
December 08, 2016**

The Bismarck Renaissance Zone Authority met on December 8, 2016 in the David J. Blackstead Meeting Room in the City-County Office Building at 221 North 5th Street. Chairman Walth presided.

Authority members present were Jim Christianson, Joe Fink, Chuck Huber, Todd Van Orman and Chairman Walth.

Authority members Josh Askvig and George Keiser were absent.

Technical Advisor Bruce Whittey was present while technical advisor Steph Smith was absent.

Staff members present were Sandra Bogaczyk (Office Assistant), Will Hutchings (Planner), Brenda Johnson (Senior Real Property Appraiser), Kim Lee (Planning Manager), Daniel Nairn (Planner) and Jason Tomanek (Assistant City Administrator).

Guests present were Cole Johnson (EAPC), Kate Herzog and Madison Cermak (Downtowners Association).

CALL TO ORDER

Chairman Walth called the meeting to order at 4:00 p.m.

MINUTES

The minutes of the November 10, 2016 meeting were distributed with the agenda packet.

MOTION: A motion was made by Mr. Fink and seconded by Mr. Christianson to approve the minutes of the November 10, 2016 meeting as distributed. The motion passed unanimously with members Christianson, Fink, Huber, Van Orman and Chairman Walth voting in favor.

CORE INCENTIVE GRANT PROGRAM

FACADE IMPROVEMENTS TO 210 EAST MAIN AVENUE

Mr. Nairn stated that the applicant is seeking a CORE Façade Incentive Program grant and Downtown Design Review approval for alterations to the façade of the building at 210 East Main Avenue. Mr. Nairn explained that the site is within the DC – Downtown Core zoning district, which requires Downtown Design Review approval for building alterations. He

continued that the applicant represents Old 10 Investments, which holds a contract for deed for the property from Simon Wangler. The contract was executed in September of 2016 and will terminate in 2021. He also stated that the applicant is responsible for property tax payment, and is obligated to keep the building and grounds in a state of good repair. Mr. Nairn stated that staff is treating the deed holder as the owner for the purposes of this application, but the seller has also been notified of this application.

Mr. Nairn stated that the applicant has sought three bids for the work, but was only able to obtain two at the time of application submittal, adding that both bids are very close to each other in total costs. Mr. Nairn stated that the building was constructed in 1912 and is a contributing structure of the Downtown Bismarck Historic District on the National Register of Historic Places and that the applicant is not seeking additional grants for historic preservation. Mr. Nairn stated that the proposal meets several of the downtown design criteria and is complementary to the adjacent buildings on the street, in terms of style and materials, and more closely resembles the original design of the building than current conditions, as historic images were used in the design plan. He added that no signage is proposed at this time, although LED strip lights are proposed to illuminate the central brickwork on the building.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends approval of the request for a grant from the Façade Incentive Grant Program for a 50% match of total project costs up to \$30,000, waiving the requirement to obtain three bids and recommends approval of the design for the rehabilitation of the building at 210 East Main as presented in all submitted documents and materials, with the condition that any substantive revisions to the approved design would be reconsidered by the Downtown Design Review Committee prior to implementation.

The project architect, Cole Johnson from EAPC, stated that all three of the designs he prepared for building on this block face had canopies with dark iodized bronze materials along with complementary lighting layouts, including transom lights, to coordinate with neighboring building façades.

Chairman Walth asked if tuck pointing of the bricks was necessary. Mr. Johnson stated that the brick for the most part is in good condition, but will be assessed as work continues.

Mr. Johnson stated that windows will be replaced.

Chairman Walth asked Authority members if they felt the type of LED lighting proposed seemed appropriate since it is not a typical treatment in the downtown district. There was a consensus of Authority members that accepted the variation, provided the lighting is a natural light color.

Mr. Fink requested that the owner also sign the application since the applicant currently is under contract for deed for this property. There was a consensus that the owner should consent to the project application. Mr. Nairn stated that a letter would be sent for signature prior to bringing the project to the Board of City Commissioners for final approval.

MOTION: A motion was made by Mr. Christianson and seconded by Mr. Van Orman to approve the request for a grant from the Façade Incentive Grant Program for a 50% match of the total project with costs up to \$30,000, waiving the requirement to obtain three bids and approval of the design for the rehabilitation of the building at 210 East Main Avenue, subject to signing by **the owner of record**, with the condition that any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation. The motion passed unanimously with members Christianson, Fink, Huber, Van Orman, and Chairman Walth voting in favor.

DOWNTOWN DESIGN REVIEW

510 EAST MAIN AVENUE – GLASSER IMAGES SIGN

Mr. Nairn stated that the applicant is requesting approval of the design for a projection sign for Glasser Images on the front exterior of the building at 510 East Main Avenue. Mr. Nairn continued that the Glasser Images business received approval from the Renaissance Zone Authority on November 17, 2015 and tentative approval from the State on April 25, 2016 for a lease of the space within the renovated building. No exterior improvements were proposed at that time, so downtown design review was not conducted. Mr. Nairn noted that the Renaissance Zone lease project for this business has been completed, and that staff recommends approval of the proposed non-illuminated design, which meets all standards for projecting signs in Section 4-04-09 of the City Code of Ordinances, with the condition that any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

MOTION: A motion was made by Mr. Christianson and seconded by Mr. Fink to approve the design for a projection sign for Glasser Images on the front exterior of the building at 510 East Main Avenue with the condition that any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation. The motion passed unanimously with members Christianson, Fink, Huber, Van Orman, and Chairman Walth voting in favor.

120 EAST AVENUE A – DEMOLITION

As continued from November's Renaissance Zone Authority meeting Mr. Nairn stated that the applicant has filed a permit for the demolition of an existing residence at 120 East Avenue A, which is within the DF-Downtown Fringe zoning district and thus subject to Downtown Design Review procedures.

Mr. Nairn explained that the home slated for demolition was built in 1949 and is not within the Downtown Bismarck Historic District or the Cathedral Historic District, nor is it

individually listed on the National Register of Historic Places. The owner of this lot also owns other lots on the east side of this Block 16 of North Pacific Addition. Mr. Nairn further explained that one year ago, these lots were rezoned to the Downtown Fringe (DF) zoning district, and at that time the applicant shared with the Planning and Zoning Commission his intent to ultimately redevelop this half of the block with rowhouses.

The applicant, Mike Boutrous, explained that he does not have immediate plans for the lot but explained that since the foundation had shifted in a heavy rainstorm and was not safe it needed to be demolished since the cost to repair was exorbitant. It would be graded and seeded in compliance with the ordinance. The applicant still intends to redevelop this part of the block in the future and presented architectural drawings of a potential multi-family building to Authority members.

Mr. Nairn stated that staff recommends approval of the demolition of the residence at 120 East Avenue A.

MOTION: A motion was made by Mr. Van Orman and seconded by Mr. Fink to approve the demolition of the residence at 120 East Avenue A. The motion passed unanimously with members Christianson, Fink, Huber, Van Orman, and Chairman Walth voting in favor.

OTHER BUSINESS

AMENDMENTS TO CORE PROGRAM GUIDELINES - REVIEW

As discussed in previous Renaissance Zone Authority meetings and continued from November's meeting, Mr. Nairn suggested amendments to CORE Incentive Grant Programs. Mr. Nairn explained that in order to help avoid unnecessary duplication of funds between CORE programs and the Renaissance Zone program that the following be introduced:

1. Any building or parcel for which a CORE Sidewalk Subsurface Infill grant has been awarded is ineligible for another CORE Sidewalk Subsurface Infill grant, regardless of the ownership of the property.
2. CORE Sidewalk Subsurface Infill grants may be awarded in concurrence with other CORE programs or the Renaissance Zone program, as long as the required applicant investment for the other funding program is not used to meet the required applicant investment for the CORE Sidewalk Subsurface Infill grant.
3. Any building or parcel for which CORE Technical Assistance Bank funds have been awarded within the last two (2) years is ineligible for another CORE Technical Assistance Bank grant, regardless of the ownership of the property.
4. CORE Technical Assistance Bank grants may be awarded in concurrence with other CORE programs or the Renaissance Zone program, as long as the required applicant

investment for the other funding program is not used to meet the required applicant investment for this CORE Technical Assistance Bank grant.

5. Any building or parcel for which CORE Façade Incentive Grant Program funds have been awarded within the last five (5) years is ineligible for another CORE Façade Incentive grant, regardless of the ownership of the property. If funds have previously been awarded more than five (5) years ago, an additional grant may be awarded but may not include the rehabilitation of any building elements (e.g. window replacements) that were previously funded.
6. The CORE Façade Incentive Grant Program may not be combined with the Renaissance Zone program. Any building or parcel for which Renaissance Zone funding has been awarded is not eligible for CORE Façade Incentive grant funds during the five-year tax exemption period for the project.
7. Any building or parcel for which a CORE Housing Incentive grant has been awarded is ineligible for another CORE Housing Incentive grant, regardless of the ownership of the property.
8. CORE Housing Incentive grants may be awarded in concurrence with other CORE programs or the Renaissance Zone program, as long as the required applicant investment for the other funding program is not used to meet the required applicant investment for the CORE Housing Incentive grant.

Mr. Tomanek stated that the incentives are not intended to fund interior, or or non value-adding improvements, but rather enhancements which improve the value of the building, or physical improvements or drainage or driveway improvements or what may be considered site improvements which would improve value.

Chairman Walth asked to strike the sentence in the Housing Incentive Grant Programs, Section 5, beginning with “Typical capital improvements include...”

MOTION: A motion was made by Mr. Fink and seconded by Mr. Christianson to approve the CORE guideline amendments as discussed and including the amendment suggested by Chairman Walth regarding Section 5 of the Housing Incentive Grant Programs. The motion passed unanimously with members Christianson, Fink, Huber, Van Orman, and Chairman Walth voting in favor.

FACADE PRESERVATION EASMENT – DISCUSSION

During the public meeting Ms. Herzog requested some verbiage, and there was a consensus among Authority members, that requires owners and subsequent owners of building improved through CORE funds to either maintain the façade investment or compensate the city if demolished.

The Renaissance Zone Authority reviewed an easement used in Sioux Falls, SD to protect facades that receive public funds.

Mr. Fink added that the record of CORE investment should be included in any future bill of sale and wondered how the value should be pro-rated; by materials or some other way. Mr. Fink also suggested that there also be a limitation of years, clearly defining pro-rata figures.

There was a consensus that staff should prepare an easement document to protect CORE investments in facades that is simpler than the example received and present at the next Renaissance Authority meeting.

DOWNTOWN UPDATE PROVIDED BY THE DOWNTOWNERS ASSOCIATION

Ms. Herzog stated that, as President of the North Dakota Downtown Coalition, her legislative agenda will include

1. Support for Renaissance Zone Authority initiatives, and
2. Housing incentive funding proposals

Ms. Herzog stated that the State wants to see testimonies of successes using Renaissance Zone investment, and asked Authority members to contact those who could present their experience.

Mr. Tomanek mentioned that the City's 2017 Legislative Agenda includes supporting the continuation of Renaissance Zone investment and, since Bill Wocken is an employee of the League of Cities, that Keith Hunke would be the City's advocate for extending Renaissance Zone funding.

OTHER BUSINESS – RENAISSANCE PROGRAM INVESTMENT TABLES

Mr. Nairn stated that the CORE Incentive Grant tables included at the end of the distributed agenda would be corrected for next Renaissance Authority meeting.

ADJOURNMENT

There being no further business, Chairman Walth adjourned the meeting of the Bismarck Renaissance Zone Authority at 4:55 p.m.

Respectfully Submitted,

Sandra Bogaczyk
Recording Secretary

Curt Walth
Chairman

DRAFT



STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

Agenda Item # 2

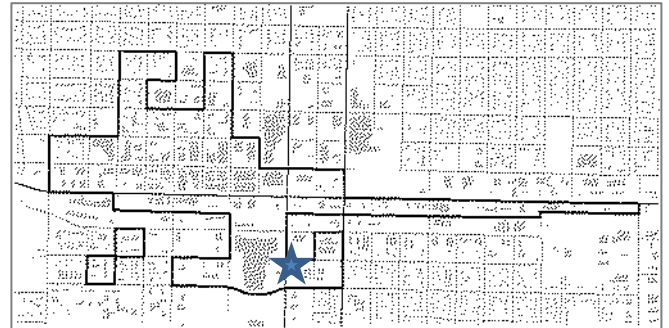
February 9, 2017

Application for: Renaissance Zone

TRAKiT Project ID: RZ2017-001

Project Summary

Title:	A&B Pizza Rehabilitation
Project Type:	Rehabilitation
Status:	Renaissance Zone Authority
Applicant(s):	David Barth, A&B Pizza South INC
Owner(s):	Barth Revocable Living Trust
Project Description:	Comprehensive rehabilitation of the exterior and interior of the A&B Pizza building.



Street Address: 311 South 7th Street

Legal Description: Lot 51, Block 73, Original Plat

RZ Block # 9A

Project Information

Parcel Size (square feet):	27,920	Building Floor Area (square feet):	4,231	Certificate of Good Standing:	Yes
Assessed Building Value:	\$479,200	Proposed Investment:	\$500,000	Estimated Value with Investment:	\$1,000,000
Estimated 2016 Property Taxes:	\$10,524	Estimated Property Tax Benefit:	\$100,000	Estimated Income Tax Benefit:	\$30,000

Staff Analysis



Present condition of building at 311 South 7th Street

The applicant is requesting Renaissance Zone designation of a rehabilitation project, with an estimated total project cost of \$500,000 in capital improvements. The building contains an existing business, A&B Pizza, as well as lease of three office spaces to separate tenants. All of the occupants intend to return to the building after the rehabilitation work is completed. Two of the three tenant businesses are also applying as lease projects.

The property is located within the CG – Commercial zoning district. Therefore, Downtown Design Review approval is not required, and detailed design documents have not been submitted with this application. The overall exterior footprint and building shape will remain similar to existing conditions.

(continued)

Exterior improvements include replacement stucco siding and rockwork, repairs to the roof, and new signs. Interior improvements include the removal of some interior walls, new flooring throughout, new lighting, new ceiling tiles, updated bathrooms, updated HVAC system, and a new built-in bar. Other planned improvements, such as new seating and tables, are not included in this estimate.

When the applicant submits a building permit for the work, the minimum parking requirements will have to be recalculated and additional off-street parking spaces may be required because of the conversion of restaurant space to bar space. The number of parking spaces required will depend on the square footage of the bar area.

Although there are several A&B Pizza locations in the region, this A&B Pizza is incorporated separately. Therefore, all of the state tax on income from this business location is eligible for an exemption.

Required Findings of Fact

1. The proposed project is consistent with the goals and objectives of the City's Renaissance Zone Development Plan.
2. The proposed project meets the relevant minimum project eligibility criteria for the City of Bismarck Renaissance Zone program, as shown in the attached scoring sheet.

Staff Recommendation

Based on the above findings, staff recommends approval of the designation of 311 South 7th Street as a rehabilitation Renaissance Zone project with a 100% property tax exemption on the building and improvements for five years, beginning with the date of completion, and an exemption from state tax on income derived from the business location for five years beginning with the date of completion, with the following conditions:

1. The project generally conforms to the project description submitted with the application.
2. All necessary building and other required permits are obtained prior to commencement of the project.
3. Minimum off-street parking requirements are met per requirements of Section 14-03-10 of the Bismarck Code of Ordinances or a variance from this requirement is granted by the Board of Adjustments.

Attachments

1. Renaissance Zone Criteria Scoring Sheet
2. Location Map

Staff report prepared by: Daniel Nairn, AICP, Planner
701-355-1854 | dnairn@bismarcknd.gov

Renaissance Zone Criteria Project Scoring Sheet

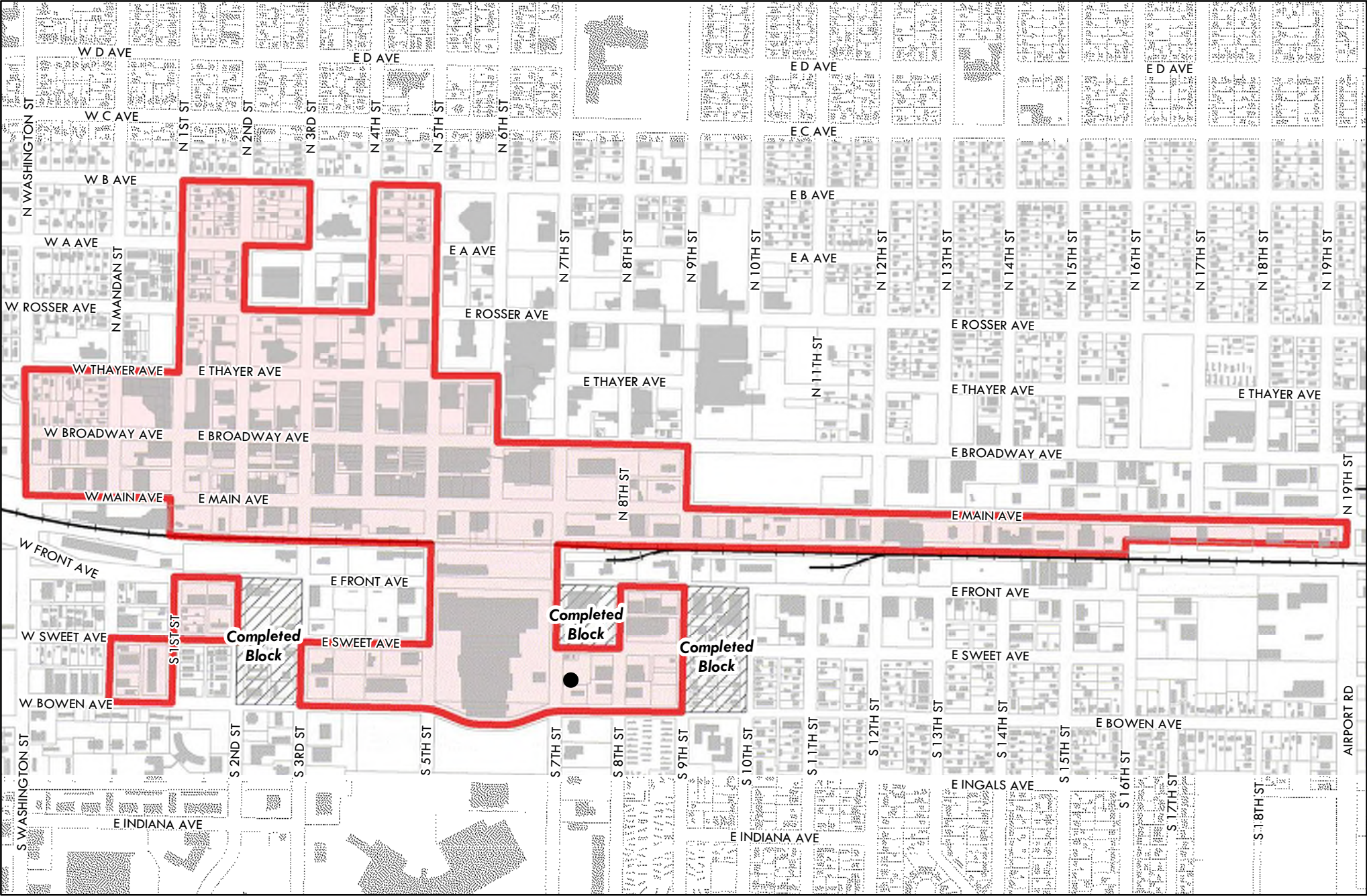
Title:	A&B Pizza Rehabilitation	Current Valuation:	\$479,200
Project Type:	Rehabilitation	Proposed Capital Investment:	\$500,000

Minimum Criteria for Proposals Involving Rehabilitation:		Requirement Met
1	Proposal is in the City of Bismarck Renaissance Zone and not within a block that has been deemed completed	Yes
2	The lease space has not received Renaissance Zone funding in the past for the project type proposed (however, a lease of space within a building rehabilitated through a previous Renaissance Zone project may be eligible)	Yes
3	Project consistent with the Renaissance Zone Development Plan, specifically: A1: Maintain the Zone as a mixed-use area accommodating a wide range of retail, governmental, service and residential functions. A2: Promote continued support for redevelopment activities in the Zone. A3: Promote and advocate activities and programs that meet the needs of varied age, interest, and socioeconomic groups at all times of the day and night and throughout the year. D1: Reinforce emerging entertainment, medical, office/service and retail districts with compatible land uses.	Yes
4	A level of re-investment totaling not less than fifty percent (50%) of the current true and full valuation of the building for commercial properties	Yes
5	\$40 per square foot of the entire building (not including basement) in capital improvements for commercial properties	Yes

Project Review Guidelines - Required:		Possible Points	Staff Rating
1	High Priority Land Use <ul style="list-style-type: none"> Primary sector business Active commercial, specialty retail and/or destination commercial Mixed use development Residential units, including single or multi-family units 	25	15
2	Capital Investment <ul style="list-style-type: none"> Consideration for level of capital investment (either by owner or lessee) 	25	25
3	Targeted Area <ul style="list-style-type: none"> Parcels that have been vacant or underutilized for an extended period Parcels specifically targeted for clearance 	25	10
4	Relocation (vs. New or Expanding Business) <ul style="list-style-type: none"> Relocation from within the downtown area (may not be eligible) Relocation from a community outside Bismarck area (may not be eligible) Maintaining existing business in the downtown area or expanding business 	25	25
Subtotal		100	75

Project Review Guidelines – Optional:			
1	Public Space/Design <ul style="list-style-type: none"> Incorporation of civic or public spaces Demonstrated commitment to strengthen pedestrian connections Attention to streetscape amenities and landscaping Attention to design and visual appearance 	10	0
2	Historic Preservation and Renovation <ul style="list-style-type: none"> Within the downtown historic district Contributing or non-contributing Historic preservation component 	10	0
Subtotal (Optional)		20	0
TOTAL		120	75

311 South 7th Street (A&B Pizza) - Rehabilitation





STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

Agenda Item # 3

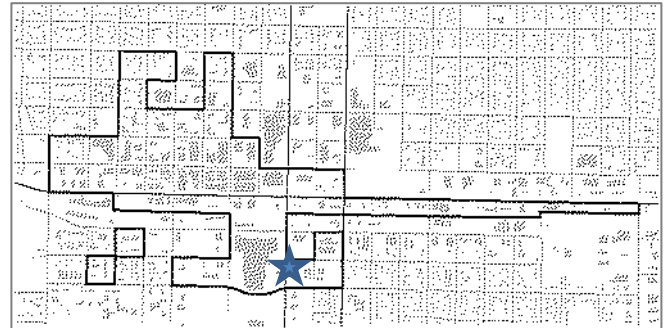
February 9, 2017

Application for: Renaissance Zone

TRAKiT Project ID: RZ2017-002

Project Summary

Title:	Waste Not Recycling Lease
Project Type:	Lease
Status:	Renaissance Zone Authority
Applicant(s)	Waste Not Recycling LLC
Owner(s):	Barth Revocable Living Trust
Project Description:	Reoccupy office lease space after building rehabilitation is completed



Street Address: 311 South 7th Street

Legal Description: Lot 51, Block 73, Original Plat

RZ Block # 9A

Project Information

Parcel Size (square feet):	27,920	Building Floor Area (square feet):	4,231	Estimated Property Tax Benefit:	N/A
Lease Area (square feet):	800	Certificate of Good Standing:	Yes	Estimated Income Tax Benefit:	\$30,000

Staff Analysis



Present condition of south side of 311 South 7th Street

Waste Not Recycling is currently occupying an office within the building also occupied by A&B Pizza at 311 South 7th Street across from the Bismarck Event Center. The office is located in the basement of the building.

Rehabilitation of the building is planned from February to August of 2017, and the applicant intends to continue business use of the office space in the building after rehabilitation. The property owner is also requesting Renaissance Zone designation for the rehabilitation of the building, as a separate project that will be reviewed concurrently. No expansion of employment is anticipated at this time.

The renewal or continuation of a lease within a building that is rehabilitated through a Renaissance Zone project is eligible under program guidelines.

(continued)

The applicant has provided an estimated income tax benefit, but the final amount would be determined by the Office of the State Tax Commissioner. Because the business operations extend beyond the use of office space within the Renaissance Zone, the state will apply a “zoning apportionment factor” to determine the amount that is eligible for exemption.

Required Findings of Fact

1. The proposed project is consistent with the goals and objectives of the City’s Renaissance Zone Development Plan.
2. The proposed project meets the relevant minimum project eligibility criteria for the City of Bismarck Renaissance Zone program, as shown in the attached scoring sheet.

Staff Recommendation

Based on the above findings, staff recommends approval of the designation of Waste Not Recycling LLC lease within the building at 311 South 7th Street as a Renaissance Zone project for an exemption from state tax on income derived from the business location for five years beginning with the date of completion, with the following conditions:

1. The project generally conforms to the project description submitted with the application.
2. The Renaissance Zone rehabilitation project requested by A&B Pizza South INC for this location is approved and completed.

Attachments

1. Renaissance Zone Criteria Scoring Sheet
 2. Location Map
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Staff report prepared by: Daniel Nairn, AICP, Planner
701-355-1854 | dnairn@bismarcknd.gov

Renaissance Zone Criteria Project Scoring Sheet

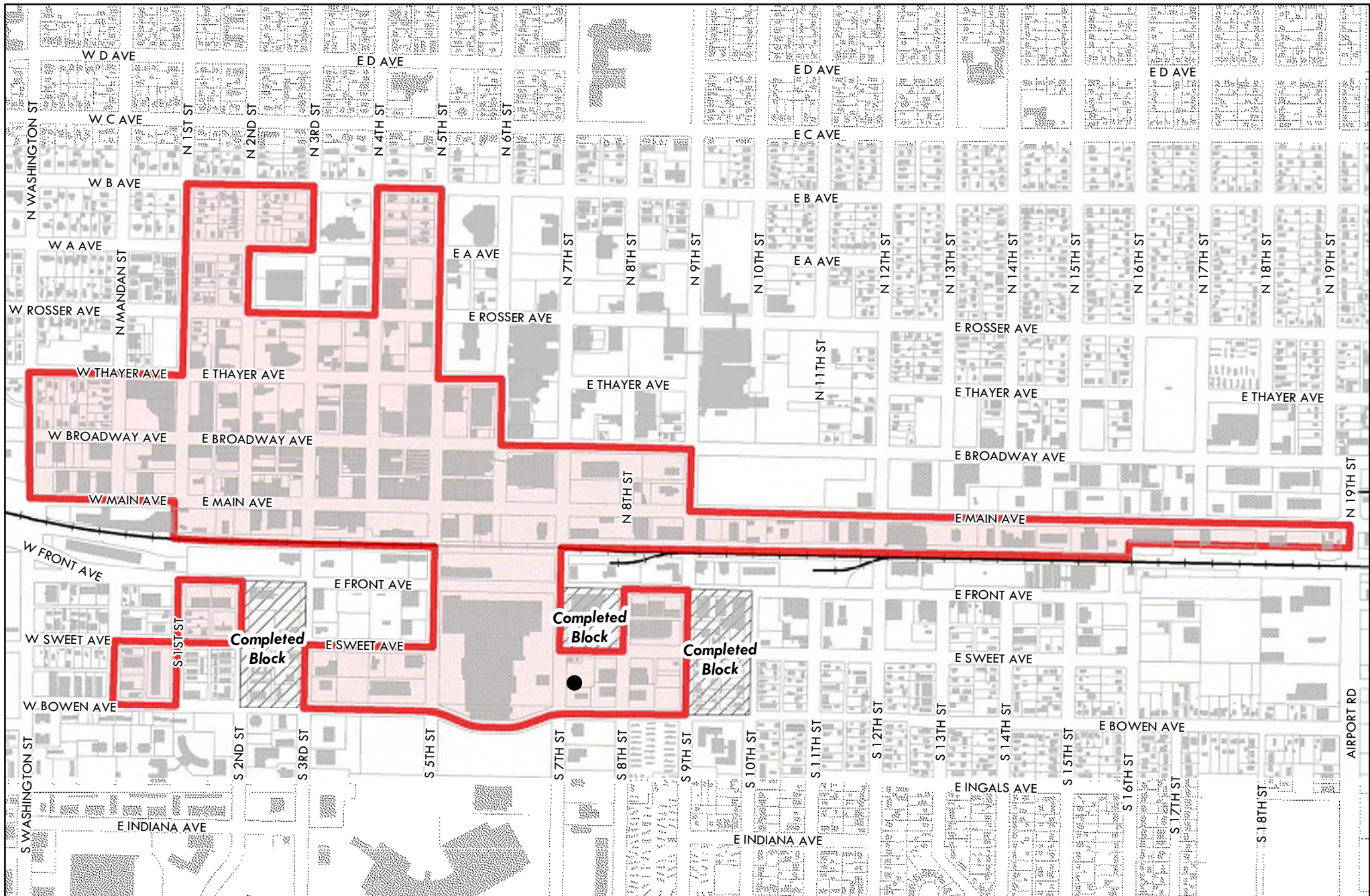
Title:	Waste Not Recycling Lease	Current Valuation:	N/A
Project Type:	Lease	Proposed Capital Investment:	N/A

Minimum Criteria for Proposals Involving Rehabilitation:		Requirement Met
1	Proposal is in the City of Bismarck Renaissance Zone and not within a block that has been deemed completed	Yes
2	The lease space has not received Renaissance Zone funding in the past for the project type proposed (however, a lease of space within a building rehabilitated through a previous Renaissance Zone project may be eligible)	Yes
3	Project consistent with the Renaissance Zone Development Plan, specifically: A1: Maintain the Zone as a mixed-use area accommodating a wide range of retail, governmental, service and residential functions. A2: Promote continued support for redevelopment activities in the Zone. D1: Reinforce emerging entertainment, medical, office/service and retail districts with compatible land uses. D2: Concentrate redevelopment in the Zone.	
4	New business, expanding business <u>or</u> continuation of lease	Yes
5	Within building rehabilitated as an approved Zone project <u>or</u> investment of at least \$30 per square foot in improvements	Yes

Project Review Guidelines - Required:		Possible Points	Staff Rating
1	High Priority Land Use <ul style="list-style-type: none"> Primary sector business Active commercial, specialty retail and/or destination commercial Mixed use development Residential units, including single or multi-family units 	25	15
2	Capital Investment <ul style="list-style-type: none"> Consideration for level of capital investment (either by owner or lessee) 	25	25
3	Targeted Area <ul style="list-style-type: none"> Parcels that have been vacant or underutilized for an extended period Parcels specifically targeted for clearance 	25	10
4	Relocation (vs. New or Expanding Business) <ul style="list-style-type: none"> Relocation from within the downtown area (may not be eligible) Relocation from a community outside Bismarck area (may not be eligible) Maintaining existing business in the downtown area or expanding business 	25	25
Subtotal		100	75

Project Review Guidelines – Optional:			
1	Public Space/Design <ul style="list-style-type: none"> Incorporation of civic or public spaces Demonstrated commitment to strengthen pedestrian connections Attention to streetscape amenities and landscaping Attention to design and visual appearance 	10	0
2	Historic Preservation and Renovation <ul style="list-style-type: none"> Within the downtown historic district Contributing or non-contributing Historic preservation component 	10	0
Subtotal (Optional)		20	0
TOTAL		120	75

311 South 7th Street (Waste Not Recycling) - Lease





STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

Agenda Item # 4

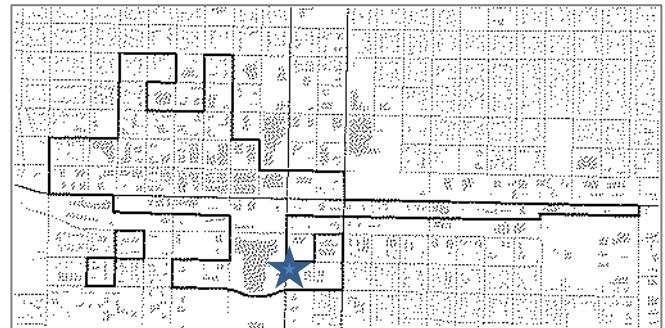
February 9, 2017

Application for: Renaissance Zone

TRAKiT Project ID: RZ2017-003

Project Summary

Title:	DB Waste Lease
Project Type:	Lease
Status:	Renaissance Zone Authority
Applicant(s)	Waste Not Recycling LLC
Owner(s):	Barth Revocable Living Trust
Project Description:	Reoccupy office lease space after building rehabilitation is completed



Street Address: 311 South 7th Street

Legal Description: Lot 51, Block 73, Original Plat

RZ Block # 9A

Project Information

Parcel Size (square feet):	27,920	Building Floor Area (square feet):	4,231	Estimated Property Tax Benefit:	N/A
Lease Area (square feet):	800	Certificate of Good Standing:	Yes	Estimated Income Tax Benefit:	\$30,000

Staff Analysis



Present condition of south side of 311 South 7th Street

DB Waste is currently occupying an office within the building also occupied by A&B Pizza at 311 South 7th Street across from the Bismarck Event Center. The office is located in the basement of the building.

Rehabilitation of the building is planned from February to August of 2017, and the applicant intends to continue business use of the office space in the building after rehabilitation. The property owner is also requesting Renaissance Zone designation for the rehabilitation of the building, as a separate project that will be reviewed concurrently. No expansion of employment is anticipated at this time.

The renewal or continuation of a lease within a building that is rehabilitated through a Renaissance Zone project is eligible under program guidelines.

(continued)

The applicant has provided an estimated income tax benefit, but the final amount would be determined by the Office of the State Tax Commissioner. Because the business operations extend beyond the use of office space within the Renaissance Zone, the state will apply a “zoning apportionment factor” to determine the amount that is eligible for exemption.

Required Findings of Fact

1. The proposed project is consistent with the goals and objectives of the City’s Renaissance Zone Development Plan.
2. The proposed project meets the relevant minimum project eligibility criteria for the City of Bismarck Renaissance Zone program, as shown in the attached scoring sheet.

Staff Recommendation

Based on the above findings, staff recommends approval of the designation of Waste Not Recycling LLC lease within the building at 311 South 7th Street as a Renaissance Zone project for an exemption from state tax on income derived from the business location for five years beginning with the date of completion, with the following conditions:

1. The project generally conforms to the project description submitted with the application.
2. The Renaissance Zone rehabilitation project requested by A&B Pizza South INC for this location is approved and completed.

Attachments

1. Renaissance Zone Criteria Scoring Sheet
 2. Location Map
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Staff report prepared by: Daniel Nairn, AICP, Planner
701-355-1854 | dnairn@bismarcknd.gov

Renaissance Zone Criteria Project Scoring Sheet

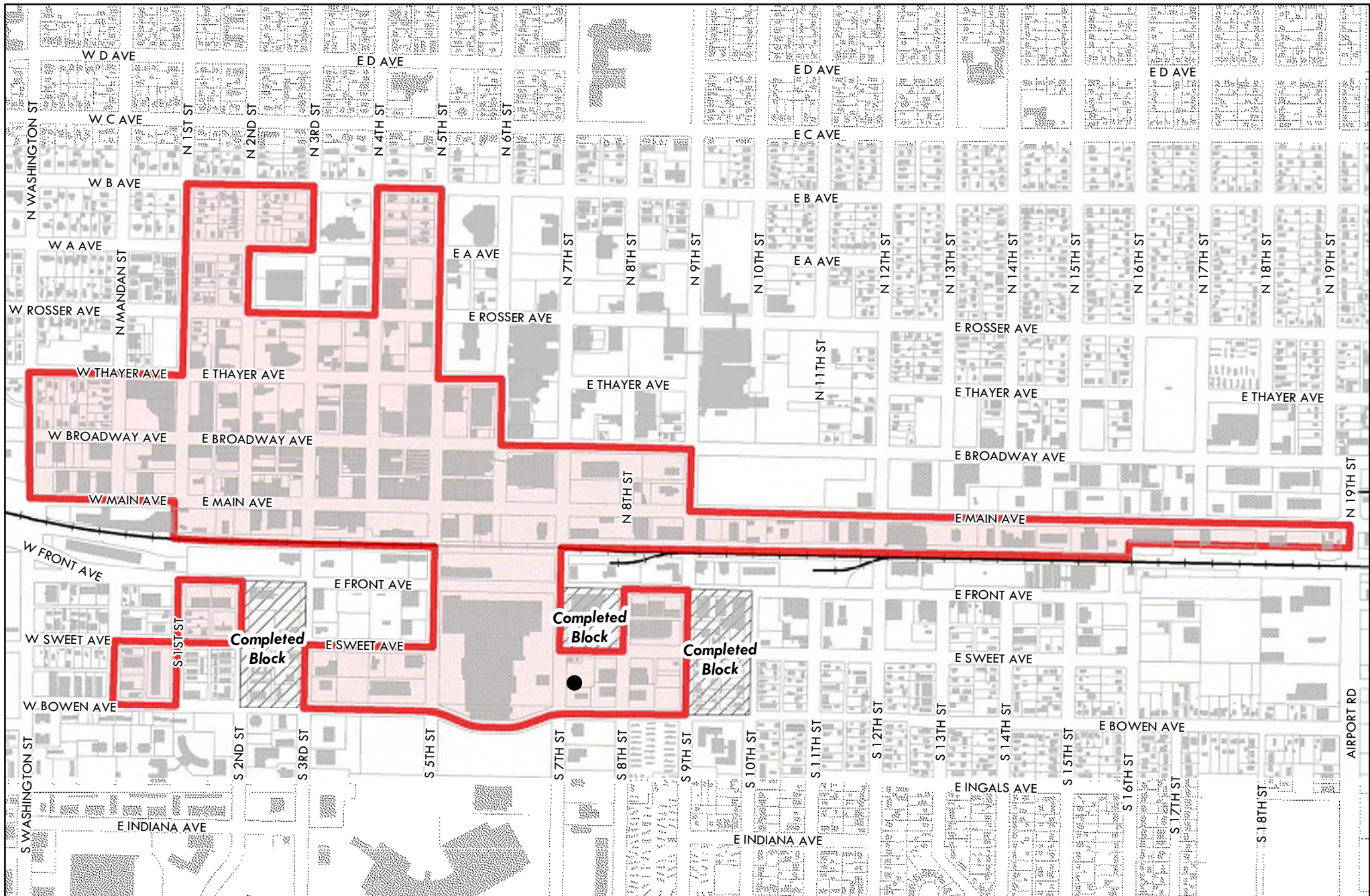
Title:	DB Waste	Current Valuation:	N/A
Project Type:	Lease	Proposed Capital Investment:	N/A

Minimum Criteria for Proposals Involving Rehabilitation:		Requirement Met
1	Proposal is in the City of Bismarck Renaissance Zone and not within a block that has been deemed completed	Yes
2	The lease space has not received Renaissance Zone funding in the past for the project type proposed (however, a lease of space within a building rehabilitated through a previous Renaissance Zone project may be eligible)	Yes
3	Project consistent with the Renaissance Zone Development Plan, specifically: A1: Maintain the Zone as a mixed-use area accommodating a wide range of retail, governmental, service and residential functions. A2: Promote continued support for redevelopment activities in the Zone. D1: Reinforce emerging entertainment, medical, office/service and retail districts with compatible land uses. D2: Concentrate redevelopment in the Zone.	
4	New business, expanding business <u>or</u> continuation of lease	Yes
5	Within building rehabilitated as an approved Zone project <u>or</u> investment of at least \$30 per square foot in improvements	Yes

Project Review Guidelines - Required:		Possible Points	Staff Rating
1	High Priority Land Use <ul style="list-style-type: none"> Primary sector business Active commercial, specialty retail and/or destination commercial Mixed use development Residential units, including single or multi-family units 	25	15
2	Capital Investment <ul style="list-style-type: none"> Consideration for level of capital investment (either by owner or lessee) 	25	25
3	Targeted Area <ul style="list-style-type: none"> Parcels that have been vacant or underutilized for an extended period Parcels specifically targeted for clearance 	25	10
4	Relocation (vs. New or Expanding Business) <ul style="list-style-type: none"> Relocation from within the downtown area (may not be eligible) Relocation from a community outside Bismarck area (may not be eligible) Maintaining existing business in the downtown area or expanding business 	25	25
Subtotal		100	75

Project Review Guidelines – Optional:			
1	Public Space/Design <ul style="list-style-type: none"> Incorporation of civic or public spaces Demonstrated commitment to strengthen pedestrian connections Attention to streetscape amenities and landscaping Attention to design and visual appearance 	10	0
2	Historic Preservation and Renovation <ul style="list-style-type: none"> Within the downtown historic district Contributing or non-contributing Historic preservation component 	10	0
Subtotal (Optional)		20	0
TOTAL		120	75

311 South 7th Street (DB Waste) - Lease





STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

Agenda Item # 5

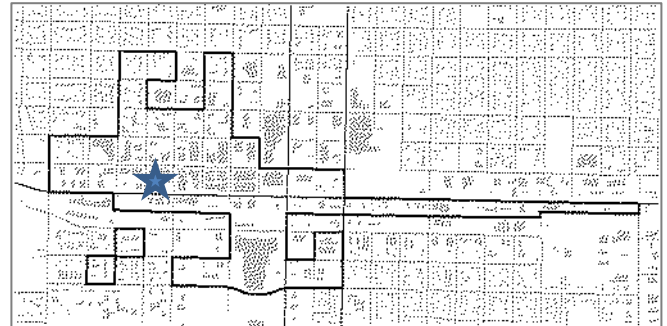
February 9, 2017

Application for: Renaissance Zone

TRAKiT Project ID: RZ2017-005

Project Summary

Title:	Noodlezip Lease
Project Type:	Lease
Status:	Renaissance Zone Authority
Applicant(s)	Marty Lee
Owner(s):	Michael and Alice Joyce
Project Description:	Rehabilitate interior lease space and open a new restaurant



Street Address: 208 East Main Avenue

Legal Description: Lot 45, Block 52, Original Plat

RZ Block # 18

Project Information

Parcel Size (square feet):	6,500	Building Floor Area (square feet):	7,978	Lease Area (square feet):	1,815
Estimated Project Costs:	\$63,950	Certificate of Good Standing:	Pending	Estimated Income Tax Benefit:	\$15,000

Staff Analysis



Present Condition of 208 East Main Avenue

The applicant is requesting a Renaissance Zone designation for the lease of space at 208 East Main Avenue to open a new restaurant named Noodlezip. The ground floor of the building is currently vacant, and the restaurant would occupy the ground floor of the east half of the building.

The improvements will be made to the interior space, and no changes to the exterior have been submitted at this time, so Downtown Design Review approval is not necessary for this request. An interior floorplan is attached to this report as a reference. The applicant intends to request a permit for a sign in the near future, which will require Downtown Design Review.

This building has not been designated as a Renaissance Zone project in the past. Therefore, the applicant is responsible for meeting a minimum threshold of \$30

(continued)

per square foot improvement value through leasehold improvements. Based on a lease space of 1,815 square feet, this minimum requirement is \$54,450. The applicant has submitted an estimate to complete the work from PR Construction for \$63,950, which satisfies the minimum requirement.

The applicant has already filed a building permit for the project and has likely started construction work on the interior improvements with a proposed completion date of April 30, 2017. The North Dakota Department of Commerce office requires that a project approval is secured before the tenant takes possession of the building, in this case before the restaurant is in operation and open for business. This aligns with the applicant's timeline.

The minimum investment requirement is a local rule, and the Development Plan gives the Renaissance Zone Authority the ability to waive or amend this requirement. The Development Plan does not set the date by which lease project investments must be made by, but for rehabilitation projects any work done before project approval cannot be counted toward the investment. The applicant would likely not meet the standard for rehabilitation projects, so the Renaissance Zone Authority should clarify the timing for counting investments on this lease project.

This building is on a block that was identified in the 2016 Renaissance Zone Needs Assessment as a top-priority for rehabilitation. The activation of vacant storefronts is also a high priority.

Required Findings of Fact

1. The proposed project is consistent with the goals and objectives of the City's Renaissance Zone Development Plan.
2. The proposed project meets the relevant minimum project eligibility criteria for the City of Bismarck Renaissance Zone program, as shown in the attached scoring sheet.

Staff Recommendation

Based on the above findings, staff recommends approval of the designation of the lease space at 208 East Main Avenue as a Renaissance Zone project for an exemption tax on income derived from the business location for five years beginning with the date of completion, with the following conditions:

1. The minimum investment exceeds \$54,450, and all work completed prior to the completion of the restaurant and occupation of the building may be counted toward project costs.
2. The project generally conforms to the project description submitted with the application.

Attachments

1. Renaissance Zone Criteria Scoring Sheet
2. Location Map
3. Cost estimate for improvements
4. Floor plan of restaurant space

Staff report prepared by: Daniel Nairn, AICP, Planner
701-355-1854 | dnairn@bismarcknd.gov

Renaissance Zone Criteria Project Scoring Sheet

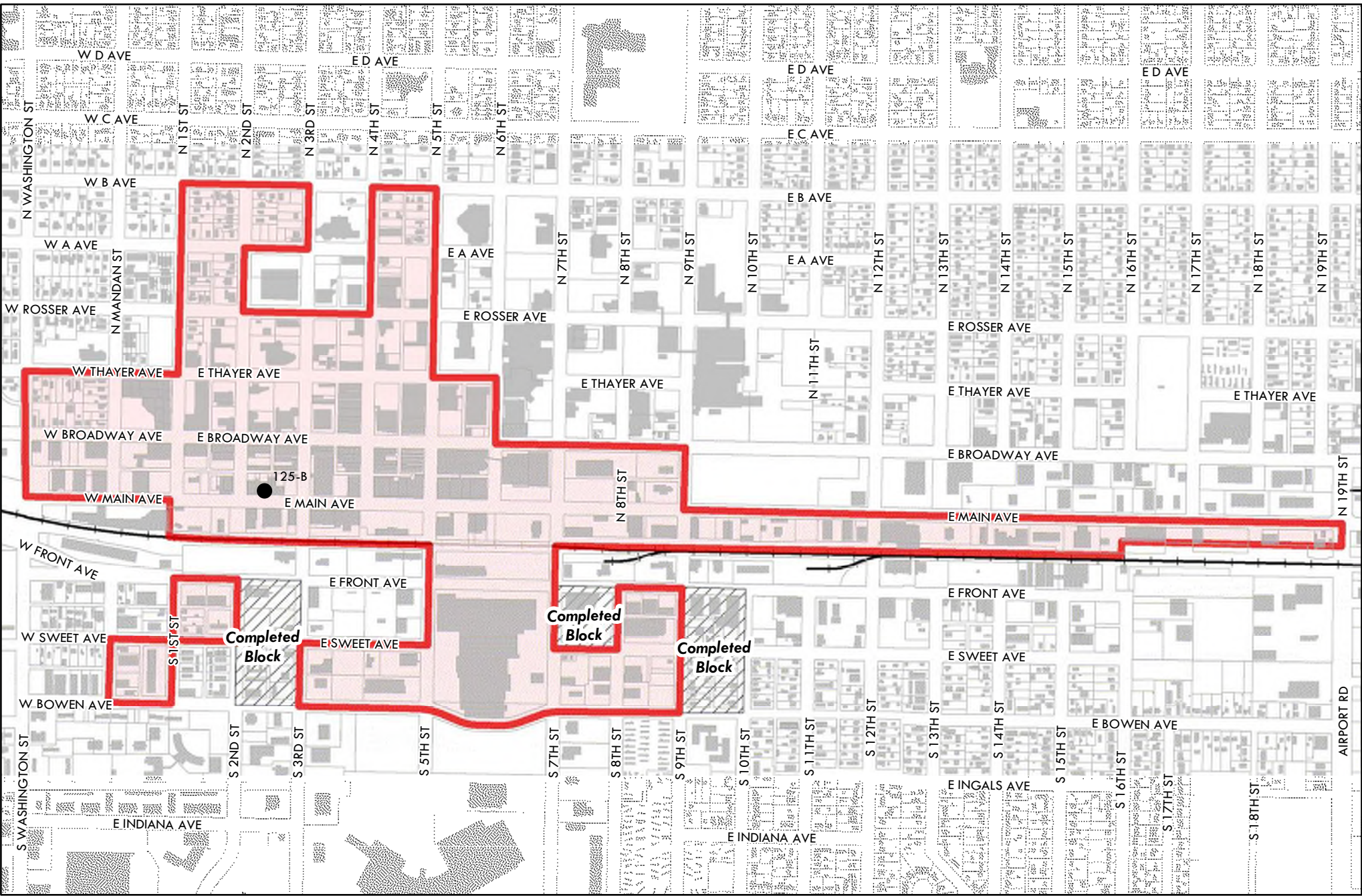
Title:	Noodlezip Lease	Current Valuation:	N/A
Project Type:	Lease	Proposed Capital Investment:	\$63,950

Minimum Criteria for Proposals Involving Rehabilitation:		Requirement Met
1	Proposal is in the City of Bismarck Renaissance Zone and not within a block that has been deemed completed	Yes
2	The lease space has not received Renaissance Zone funding in the past for the project type proposed (however, a lease of space within a building rehabilitated through a previous Renaissance Zone project may be eligible)	Yes
3	Project consistent with the Renaissance Zone Development Plan, specifically: A1: Maintain the Zone as a mixed-use area accommodating a wide range of retail, governmental, service and residential functions. A2: Promote continued support for redevelopment activities in the Zone. A3: Promote and advocate activities and programs that meet the needs of varied age, interest, and socioeconomic groups at all times of the day and night and throughout the year. D1: Reinforce emerging entertainment, medical, office/service and retail districts with compatible land uses. D2: Concentrate redevelopment in the Zone.	Yes
4	New business, expanding business <u>or</u> continuation of lease	Yes
5	Within building rehabilitated as an approved Zone project <u>or</u> investment of at least \$30 per square foot in improvements	Yes

Project Review Guidelines - Required:		Possible Points	Staff Rating
1	High Priority Land Use <ul style="list-style-type: none"> Primary sector business Active commercial, specialty retail and/or destination commercial Mixed use development Residential units, including single or multi-family units 	25	25
2	Capital Investment <ul style="list-style-type: none"> Consideration for level of capital investment (either by owner or lessee) 	25	15
3	Targeted Area <ul style="list-style-type: none"> Parcels that have been vacant or underutilized for an extended period Parcels specifically targeted for clearance 	25	25
4	Relocation (vs. New or Expanding Business) <ul style="list-style-type: none"> Relocation from within the downtown area (may not be eligible) Relocation from a community outside Bismarck area (may not be eligible) Maintaining existing business in the downtown area or expanding business 	25	25
Subtotal		100	90

Project Review Guidelines – Optional:			
1	Public Space/Design <ul style="list-style-type: none"> Incorporation of civic or public spaces Demonstrated commitment to strengthen pedestrian connections Attention to streetscape amenities and landscaping Attention to design and visual appearance 	10	0
2	Historic Preservation and Renovation <ul style="list-style-type: none"> Within the downtown historic district Contributing or non-contributing Historic preservation component 	10	0
Subtotal (optional)		20	0
TOTAL		120	90

Renaissance Zone Program - Project Location Map



WORK ESTIMATE

Estimate: #005793
Date: January 10, 2017

PR Construction
702 North 2nd Street
Bismarck ND 58503
701-426-6148

Customer:
Marty Lee
noodlezip
208 East Main Ave
Bismarck ND 58501
701-202-0231

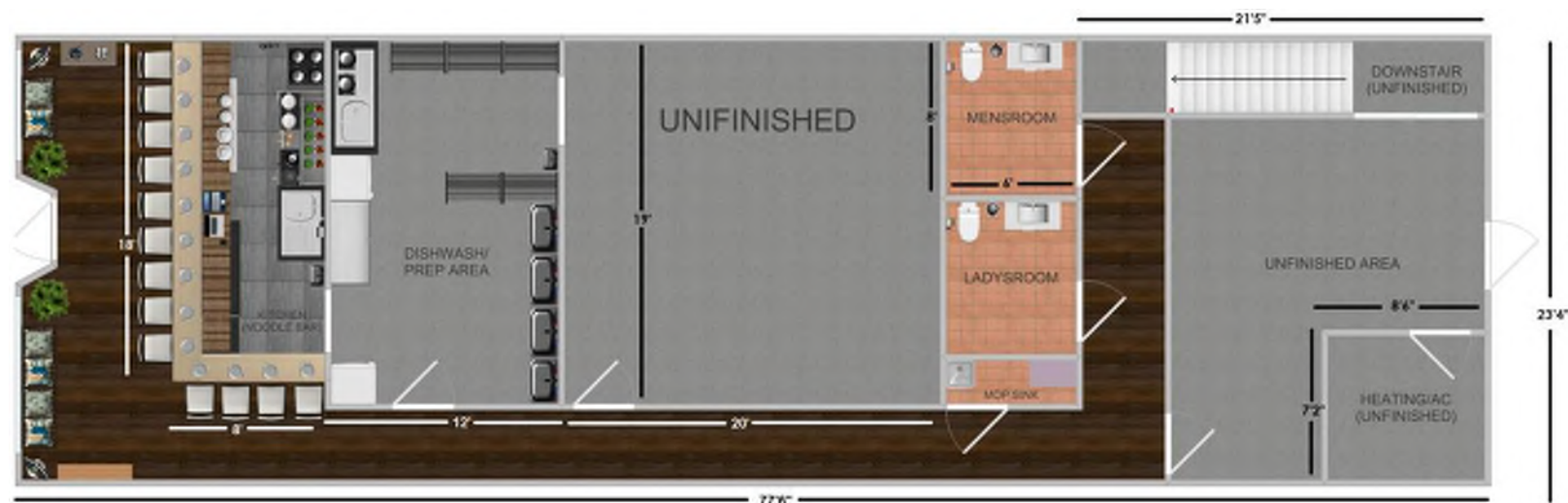
PROJECT DESCRIPTION

Remodeling approximately 1800SQFT of commercial retail space into a noodle bar restaurant. Framing out with 2X4 construction, covering sheetrock, and install new floor. Adding a Second bathroom is required by city code, which must be ADA compliance. Existing condition of the space is in good shape, no walls or obstruction. Construction will divide space into multiple zones according to what the owner of the business wants to. PR Construction will hire licensed HVAC, Plumbing and Electrician to accommodate what needed for this space. PR construction is not responsible for replace of old boiler nor furnace this time. The Owner will supply the equipment needed for the space and he will pay for it. PR Construction is also not responsible for the zones that is not going to be Renovated, which are; Basement, future dining room, and current HVAC room.

DESCRIPTION	HOURS	PRICE PER HOUR	TOTAL
HAVC and Plumbing for the space	85 Hours	150/HR	12750.00
Electrical Hook up and wiring	50 Hours	150/HR	7500.00
Framing	100 Hours	150/HR	15000.00
Flooring/Tiling	30 Hours	175/HR	5250.00
Celling	40 Hours	125/HR	5000.00
Wall/Painting	30 Hours	125/HR	3750.00
Custom Solid Wood Bar Countertop	30 Hours	100/HR	3000.00
Materials for framing and sheetrock			5500.00
Materials for floor and Tiles			5000.00
Dumpster/waste removal			1500.00
SUBTOTAL			
SALES TAX			N/A
SHIPPING & HANDLING			N/A
TOTAL ESTIMATED			63950.00

Above information is not an invoice and only an estimate of services described above. This estimate is non-contractual.
Describe your condition of the estimate here (i.e. what it includes, what does not, etc.)
If you have any questions concerning this invoice, contact Shane Colls at 701-426-6148

Thank you for your business!



Construction Notes

- All New walls will be 2x4 Construction with Sheetrock installed on it.
- All Ceiling will be done with sheetrock.
- All restrooms are ADA compliance meet.
- Unfinished areas will be remain as is, which are wood floor with old tile glue on.



noodlezip Restaurant
208 East Main Ave. Bismarck ND, 58503
www.noodlezip.com

Chef-Owner Marty K. Lee
701-202-0231
Info@noodlezip.com

Floor Material	Ceiling Material	Wall Material
Hall - Laminated Hardwood Flooring	Paint	Laminated Wall Panels / Faux Bricks
Kitchen/ Noodle Bar - Ceramic Floor Tile	Paint	Laminated Wall Panels / Ceramic Tiles
Dishwash/ Prep Area - Finished Concrete/ Tiles	Paint	Tile / GIP
Restrooms - Porcelain/ Designer Tile	Paint / Designer Ceiling Panels	Paint / Designer Tiles
Unfinished Areas - Concrete / Wood sub floors	Drywall finish / Open Ceiling	Dry Wall Finish



STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

Agenda Item # 6

February 9, 2017

Application for: Downtown Design Review

TRAKiT Project ID: DDR2017-001

Project Summary

Title:	Media Signs on 200 North 4 th Street
Status:	Renaissance Zone Authority
Owner(s):	Hoak Media of North Dakota LLC
Project Contact:	Scott Bina, Mann Signs
Location:	200 North 4 th Street
Request:	Install a new 66 $\frac{3}{4}$ " x 204" non-illuminated wall sign for KFY-TV, West Dakota Fox, and yournewsleader.com.



Staff Analysis

The applicant is requesting approval of the design for a sign on the south-facing wall of the building located at 200 North 4th Street, as well updates to an existing sign on corner of the façade.

The new sign would be facing East Broadway Avenue, and would be raised 1 inch and would not be illuminated. It would replace an existing sign with plastic lettering that reads "KFYR-TV 5."

Staff suggests that the proposal appears to meet all standards for wall signs in Section 4-04-09 of the City Code of Ordinances, with the possible exception of g.

- a. All signs placed against exterior walls of buildings and structures may not extend more than twelve inches from a wall's surface.
- b. Signs painted directly on exterior walls or surfaces of a building are allowed, provided such signs are not located on the front façade of the building.
- c. No combination of wall signs may exceed twenty-five percent of the wall surface in area.

- d. Wall signs must be related to the primary business conducted within the building. Wall signs that advertise products, services or other messages not related to the primary business conducted within the building are prohibited.
- e. A wall sign may not extend beyond the width of a building or project above the roof line.
- f. Wall signs, other than signs painted on an exterior wall of a building in accordance with this subsection, must be dimensional in nature, utilizing raised letters, numerals, etc., which must be at least one inch beyond base surface of the sign.
- g. Only one wall sign for each main floor or basement business is permitted. Second floor businesses may utilize wall signs to advertise their establishments but must do so between floors and not below their floor.
- h. Wall signs illuminated from within need not be dimensional in nature.

In the past, the ordinance has been interpreted to allow businesses on a corner to install one sign per façade. However, as proposed, this corner building would have signs for "KFYR TV" in three places.

(continued)

Required Findings of Fact

1. The proposed design does not conform to Sections 4-04-09, 14-04-21.1, and 14-04-21.2 of the City Code of Ordinances, relating to Design Standards within the DC – Downtown Core and DF – Downtown Fringe zoning districts.
2. The proposed design conforms to the purpose and intent of the 2015 Downtown Design Guidelines, and other relevant plans and policies.

Staff Recommendation

Based on the above findings, staff recommends approval of the proposed design of the signs at 200

North 4th Street as presented in all submitted documents and materials, with the following conditions:

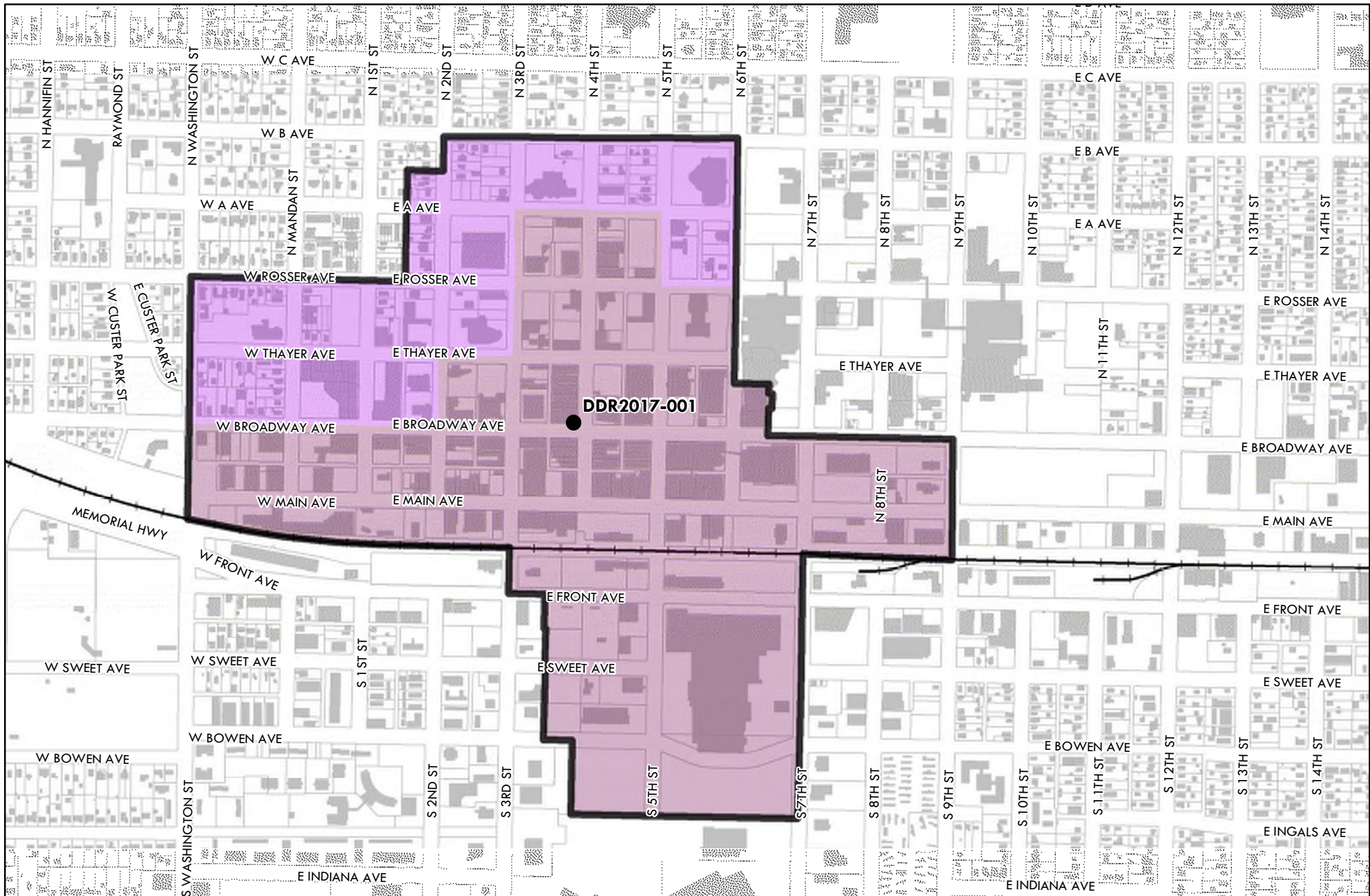
1. The old “KFYR-TV 5” sign on the façade facing 4th Street is removed.
2. Any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

Attachments

1. Location Map
2. Comparison of Existing Conditions with Proposal
3. Diagram of New Sign Dimensions

Staff report prepared by: Daniel Nairn, AICP, Planner
701-355-1854 | dnairn@bismarcknd.gov

Downtown Design Review - Project Location Map



Existing Condition – 200 North 4th Street



Proposed Signs – 200 North 4th Street



204"

66 3/4"



WEST DAKOTA FOX
NEWS at NINE

42"

YOURNEWSLEADER.COM 17"



mann
SIGNS, INC.

1507 Continental Ave
Bismarck, ND 58504
701-355-1111
www.mannsignsinc.com

CLIENT:

KFYR

APPROVAL:

X

DUE TO VARIATIONS IN OUTPUT
DEVICES, THE COLORS SHOWN
HERE MAY NOT REFLECT
ACTUAL COLORS.

THE CONCEPTS REPRESENTED IN
THIS ARTWORK ARE THE PROPERTY
OF MANN SIGNS, INC. AND
MAY NOT BE USED IN WHOLE
OR PART WITHOUT WRITTEN
CONSENT FROM MANN SIGNS, INC.



STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

Agenda Item # 6

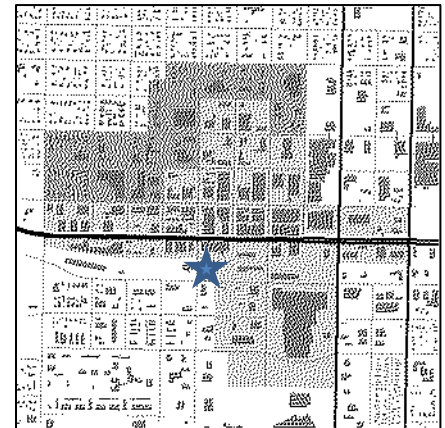
February 9, 2017

Application for: Downtown Design Review

TRAKiT Project ID: DDR2017-002

Project Summary

Title:	First Western Bank and Trust
Status:	Renaissance Zone Authority
Owner(s):	First Western Bank and Trust
Project Contact:	Jennifer Burke Jackson, AIA, JLG Architects
Location:	304 East Front Avenue
Request:	Construct new four-story building for bank and commercial tenants, with a pedestrian plaza, open-air roof deck, and drive-through for banking operations.



Staff Analysis



Present condition of site at 304 East Front Avenue

The applicant is requesting Downtown Design Review approval for new construction of a 4-story building owned by First Western Bank and Trust. Downtown Design Review is required because the lot is within the DC – Downtown Core zoning district. The applicant is not requesting participation in the Renaissance Zone or CORE Incentive Grant Program.

Review Process Background

The applicant submitted a preliminary site plan to the Renaissance Zone Authority during their October 18, 2016 regular meeting. The Authority generally concurred with the overall building layout and site design. Although the building was not shown abutting the East Front Avenue property line, as contemplated in the design guidelines, staff and Authority members were generally satisfied that the corner would be utilized as a pedestrian plaza.

The applicant submitted plans for the drive-through portion of this site to the Bismarck Planning and Zoning Commission during their January 25, 2017 regular meeting. The Commission unanimously approved a Special Use Permit to allow the drive-through in the DC – Downtown Core zoning district. The traffic flow and operation of the drive-through were discussed and approved at this time.

The Downtown Design Review request before you is the last board approval necessary before the applicant may submit site plans and building permits for administrative review.

(continued)

Building and Site Design

The 52 x 124 foot building is proposed for the center-west portion of the lot. The bank would utilize the first two stories of the building and lease the third and fourth to commercial tenants. A roof top deck is also proposed. Design renderings, elevations, and floor plans of the building and site are attached.

The exterior finishes of the building are proposed to be curtain wall, consisting of glass, slate panels and black metal panels and a perforated metal screen. The slate would be dark gray, and the perforated metal screen would be between penny, zinc, and aluminum.

There are no minimum parking requirements in this district, but the applicant proposes approximately 36 off-street parking spaces. On-street parking is currently not permitted on either South 3rd Street or East Front Avenue, which limits the available parking in the vicinity of this site.

A pedestrian plaza is proposed for the southwest portion of the lot, with access to South 3rd Street and steps down to East Front Avenue. The plaza would include lighting for security and illumination of the softer spaces at night. The plaza would also include landscaped areas, and an additional landscaped buffer along East Front Avenue. The existing retaining wall along Front Avenue would be removed – it is technically within the East Front Avenue right-of-way – and replaced with a new wall on the property boundary.

Building elevations are also included showing the design from all four sides.

Conformance with Downtown Design Guidelines

The design meets many of the objectives of the 2015 Downtown Design Guidelines and the regulations of the DC – Downtown Core zoning district, although staff would raise a few issues for consideration.

Contemporary design of the building is appropriate for this site, as no historic buildings have been altered or removed to allow the new construction. The building plan is oriented and designed to maximize daylight and provide shading devices where appropriate. The more publically-oriented banking functions are

appropriately placed on the ground floor, and private office uses above.

Although the building is not built directly to the property line, it is within 15 feet as allowed by ordinance and a screen is used to effectively create a street edge along South 3rd Street. The building clearly engages the street and offers a prominent entrance from the sidewalk, rather than being oriented exclusively to the parking area.

The site design is very effective in emphasizing the pedestrian experience of downtown, as contemplated in the design guidelines. The plaza functions as not only a grand entrance to the building from the street, but also a public amenity and aesthetic improvement to the intersection. Security is considered, and there are no hidden spaces or unlit areas that raise concerns, with the possible exception of a small cut-out from the retaining wall in the southwest corner that appears to provide access to a utility box. Vegetation is indicated along the plaza and a screen of the parking area to enhance ties to the natural environment.

The ordinance requires that the ground-floor frontage of any side of the building facing a public street be 70% transparent. The north side of the building, which is adjacent to the railroad tracks, meets this criteria, but the south side, facing Front Avenue, does not meet the criteria as proposed. The applicant may consider moving the vault, viewing room, and bathrooms from the south to the north side of the building, in order to allow more windows on the south side, which faces the public right-of-way.

Required Findings of Fact

1. The proposed design mostly conforms to Sections 4-04-09, 14-04-21.1, and 14-04-21.2 of the Bismarck Code of Ordinances, relating to Design Standards within the DC – Downtown Core and DF – Downtown Fringe zoning districts.
2. The proposed design generally conforms to the purpose and intent of the 2015 Downtown Design Guidelines, and other relevant plans and policies.

(continued)

Staff Recommendation

Based on the above findings, staff recommends approval of the proposed design as presented in all submitted documents and materials, with the following conditions:

1. The design is altered to meet the 70% transparency requirement for the south-facing ground-floor along East Front Avenue.

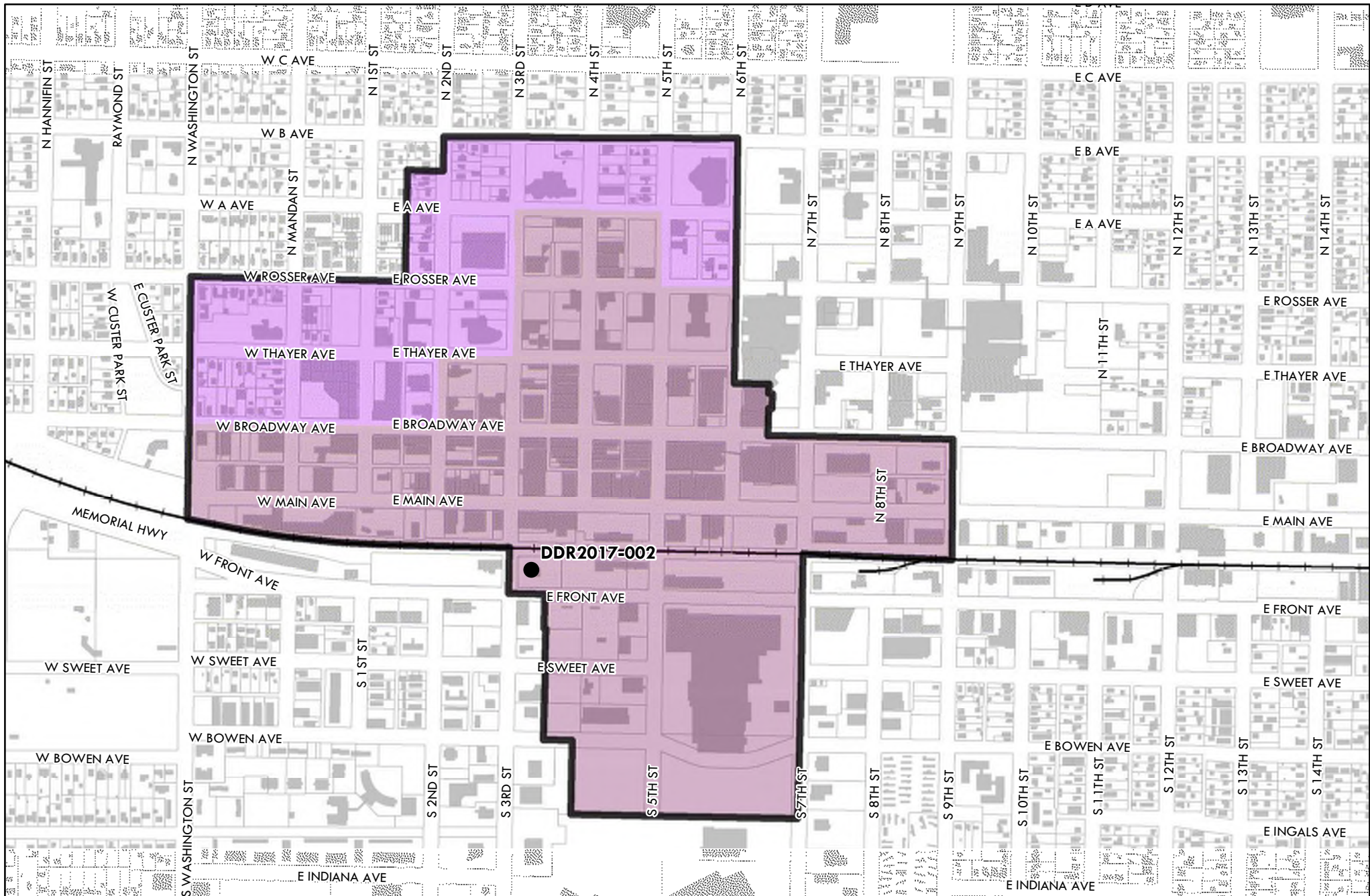
2. Any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

Attachments

1. Location Map
 2. Submitted design documents
-

Staff report prepared by: Daniel Nairn, AICP, Planner
701-355-1845 | dnairn@bismarcknd.gov

Downtown Design Review - Project Location Map











FLOOR PLAN KEYNOTES	
KEYNOTE	DESCRIPTION
1	MODULAR VAULT - BY OWNER
2	SAFETY DEPOSIT BOXES - BY OWNER
3	NIGHT DROP BOX AND SAFE - BY OWNER



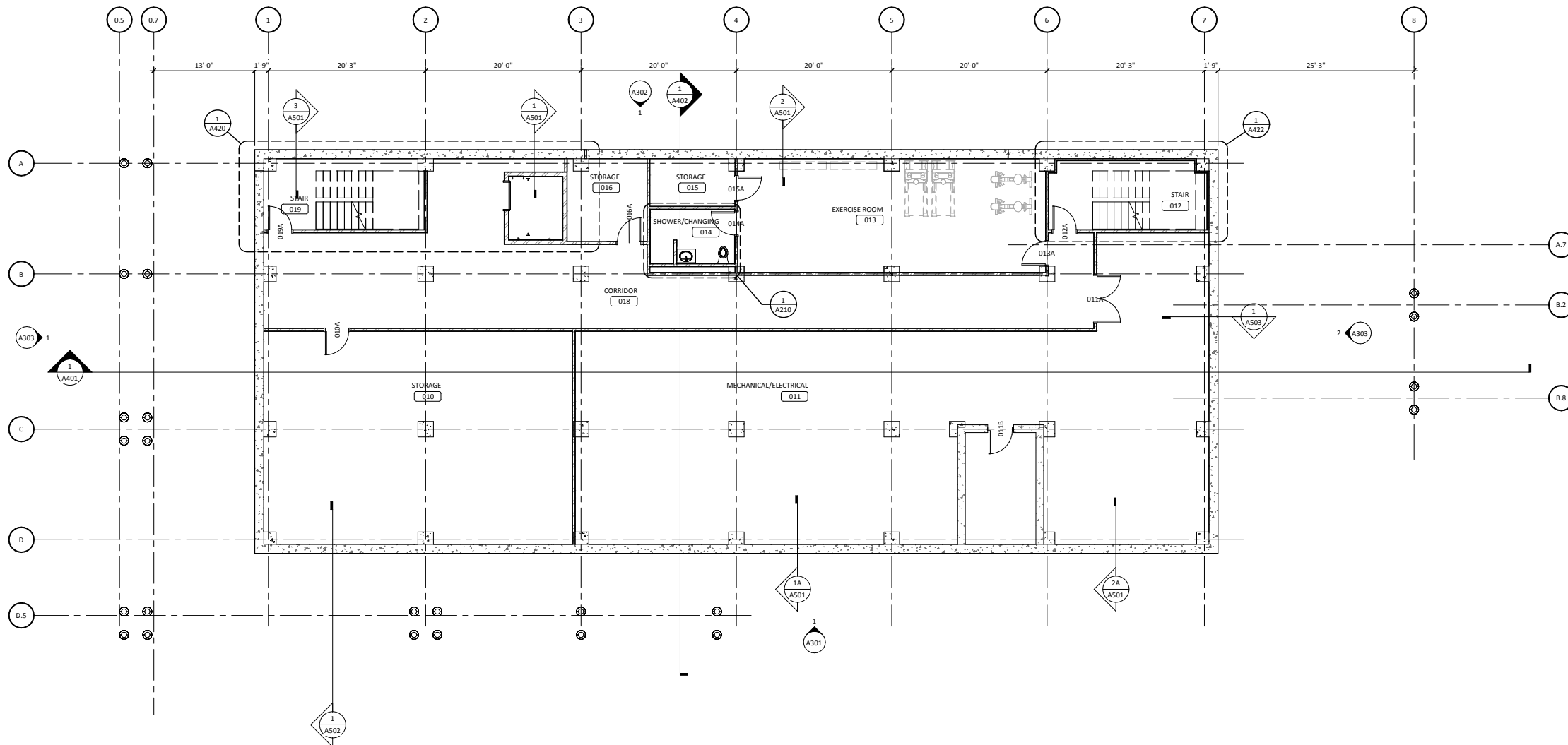
16 East Main Avenue
 Bismarck, ND 58501
 Phone 701.255.1617
 Facsimile 701.255.1637
www.jlgarchitects.com
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PRELIMINARY
NOT FOR CONSTRUCTION

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

FLOOR PLAN GENERAL NOTES

- A. FOR TYPICAL BARRIER FREE TOILET ROOM TYPES AND ACCESSORIES REQMTS AND LOCATIONS SEE DWG G120.
- B. FOR TYPICAL HOUSEKEEPING CLOSETS ACCESSORIES EQMTS AND MOUNTING LOCATIONS SEE DWG G00X.
- C. ALL PARTITION TYPES ARE "A" TYPICALLY UNLESS OTHERWISE NOTED.
- D. COORDINATE PARTITION FIRE RATED REQUIREMENTS AS INDICATED ON REFLECTED PLANS - DRAWING SERIES A700.
- E. TYPICALLY INSTALL SOAP DISPENSERS AND PAPER TOWEL DISPENSER AT ALL SINKS UNLESS NOTED OTHERWISE.
- F. PROVIDE WALL REINFORCEMENT PER DETAIL AXX-XXX AT WALL-MOUNTED SHELVES AND STORAGE UNITS, MARKERBOARDS, BULLETIN BOARDS, TACK BOARDS, TELEVISIONS AND OTHER CONTRACTOR OR OWNER FURNISHED WALL-MOUNTED ITEMS (REFER TO ACCESSORIES AND EQUIPMENT SCHEDULE) SEE DWG AX-XXX.
- G. FOR ALL CARPET TYPE CHANGES BETWEEN ROOMS, TRANSITION SHALL OCCUR AT CORNER OF DOOR BAY. TYPICALLY - U.O.M. SEE DWGS AX-XXX.
- H. COORDINATE DIMENSIONS W/ ASTERISK (E- "X" X) W/ EQUIPMENT VENDER.
- I. PROVIDE BULLNOSE ON ALL CMU OUTSIDE CORNERS - TYPICAL.
ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD OR MASONRY UNLESS OTHERWISE NOTED.
- J. COORDINATE ALL FLOOR OPENING DIMENSIONS AND CLEARANCES FOR DUCTWORK W/ MECHANICAL CONTRACTOR - TYPICAL.



1
A200 LOWER LEVEL PLAN
SCALE: 1/8" = 1'-0"

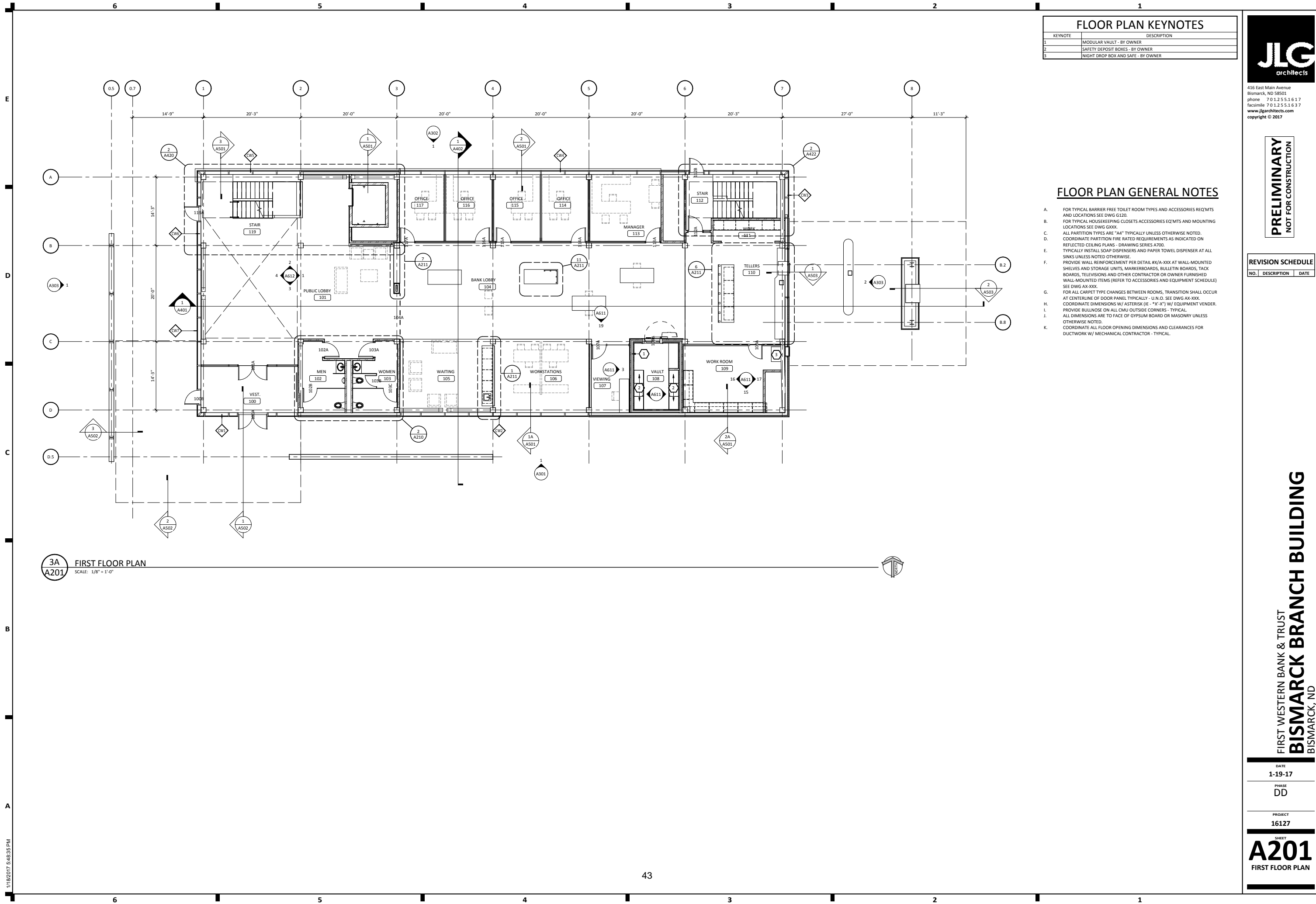
FIRST WESTERN BANK & TRUST
BISMARCK BRANCH BUILDING
BISMARCK, ND

9-17

D

127

SHEET
A200
LOWER LEVEL FLOOR
PLAN



FLOOR PLAN KEYNOTES	
KEYNOTE	DESCRIPTION
1	MODULAR VAULT - BY OWNER
2	SAFETY DEPOSIT BOXES - BY OWNER
3	NIGHT DROP BOX AND SAFE - BY OWNER

FLOOR PLAN GENERAL NOTES

- A. FOR TYPICAL BARRIER FREE TOILET ROOM TYPES AND ACCESSORIES REQ'MTS AND LOCATIONS SEE DWG G120.
- B. FOR TYPICAL HOUSEKEEPING CLOSETS ACCESSORIES EQ'MTS AND MOUNTING LOCATIONS SEE DWG GXXX.
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- E. TYPICALLY INSTALL SOAP DISPENSERS AND PAPER TOWEL DISPENSER AT ALL SINKS UNLESS NOTED OTHERWISE.
- F. PROVIDE WALL REINFORCEMENT PER DETAIL #X/A-XXX AT WALL-MOUNTED SHELVES AND STORAGE UNITS, MARKERBOARDS, BULLETIN BOARDS, TACK BOARDS, TELEVISIONS AND OTHER CONTRACTOR OR OWNER FURNISHED WALL-MOUNTED ITEMS (REFER TO ACCESSORIES AND EQUIPMENT SCHEDULE) SEE DWG AX-XXX.
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- H. COORDINATE DIMENSIONS W/ ASTERISK (IE - "X'-X") W/ EQUIPMENT VENDER.
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- J. ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD OR MASONRY UNLESS OTHERWISE NOTED.
- K. COORDINATE ALL FLOOR OPENING DIMENSIONS AND CLEARANCES FOR DUCTWORK W/ MECHANICAL CONTRACTOR - TYPICAL.



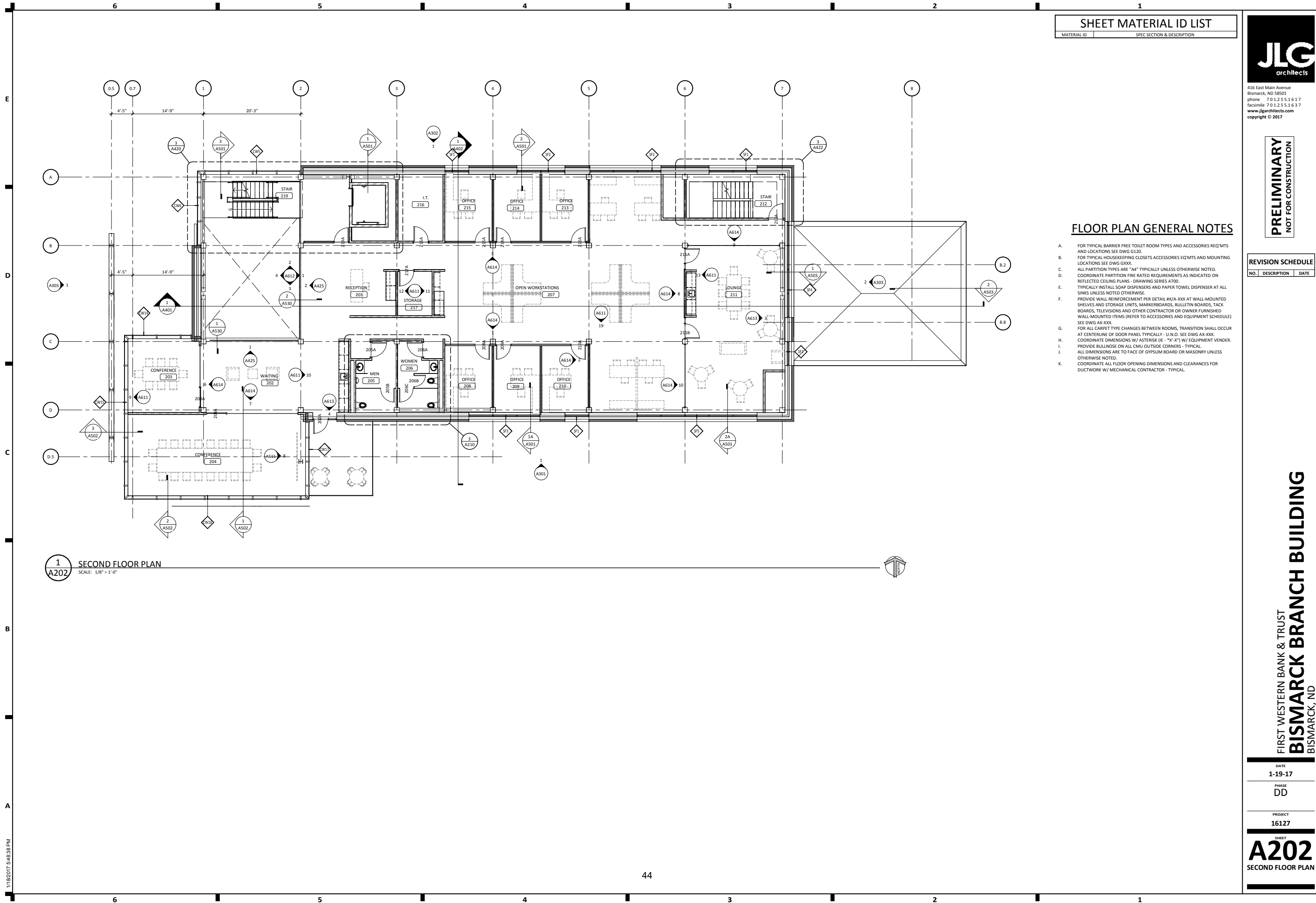
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Bismarck, ND 58501
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facsimile 701.255.1637
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PRELIMINARY
NOT FOR CONSTRUCTION

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

FIRST WESTERN BANK & TRUST
BISMARCK BRANCH BUILDING
BISMARCK, ND

DATE	1-19-17
PHASE	DD
PROJECT	16127
SHEET	A201
FIRST FLOOR PLAN	



1
A202
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

SHEET MATERIAL ID LIST	
MATERIAL ID	SPEC SECTION & DESCRIPTION

FLOOR PLAN GENERAL NOTES

- A. FOR TYPICAL BARRIER FREE TOILET ROOM TYPES AND ACCESSORIES REQ'MTS AND LOCATIONS SEE DWG G120.
- B. FOR TYPICAL HOUSEKEEPING CLOSETS ACCESSORIES EQ'MTS AND MOUNTING LOCATIONS SEE DWG GXXX.
- C. ALL PARTITION TYPES ARE "AA" TYPICALLY UNLESS OTHERWISE NOTED.
- D. COORDINATE PARTITION FIRE RATED REQUIREMENTS AS INDICATED ON REFLECTED CEILING PLANS - DRAWING SERIES A700.
- E. TYPICALLY INSTALL SOAP DISPENSERS AND PAPER TOWEL DISPENSER AT ALL SINKS UNLESS NOTED OTHERWISE.
- F. PROVIDE WALL REINFORCEMENT PER DETAIL #X/A-XXX AT WALL-MOUNTED SHELVES AND STORAGE UNITS, MARKERBOARDS, BULLETIN BOARDS, TACK BOARDS, TELEVISIONS AND OTHER CONTRACTOR OR OWNER FURNISHED WALL-MOUNTED ITEMS (REFER TO ACCESSORIES AND EQUIPMENT SCHEDULE) SEE DWG AX-XXX.
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- J. ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD OR MASONRY UNLESS OTHERWISE NOTED.
- K. COORDINATE ALL FLOOR OPENING DIMENSIONS AND CLEARANCES FOR DUCTWORK W/ MECHANICAL CONTRACTOR - TYPICAL.



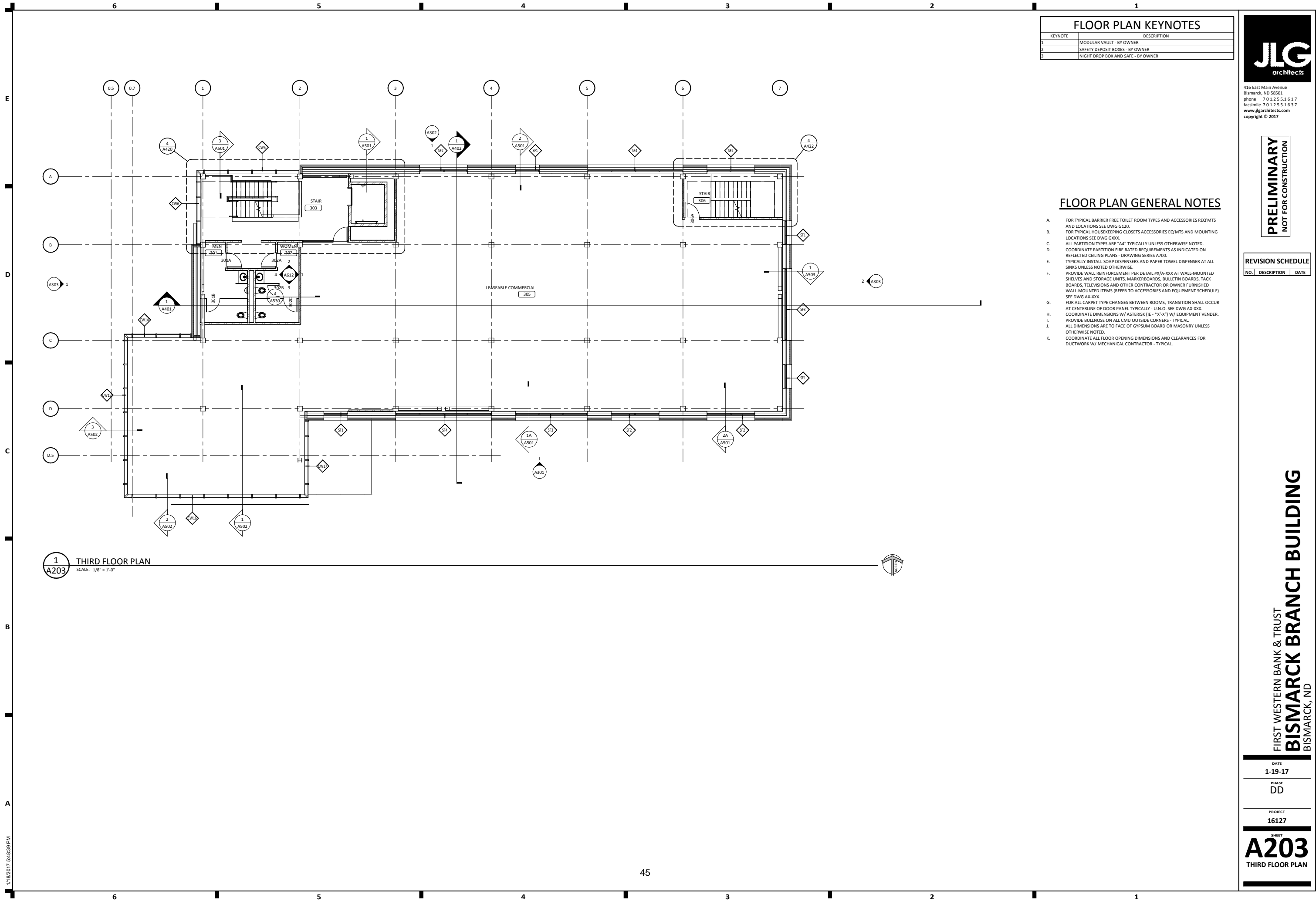
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REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

FIRST WESTERN BANK & TRUST
BISMARCK BRANCH BUILDING
BISMARCK, ND

DATE	1-19-17
PHASE	DD
PROJECT	16127
SHEET	A202
SECOND FLOOR PLAN	



FLOOR PLAN KEYNOTES	
KEYNOTE	DESCRIPTION
1	MODULAR VAULT - BY OWNER
2	SAFETY DEPOSIT BOXES - BY OWNER
3	NIGHT DROP BOX AND SAFE - BY OWNER

FLOOR PLAN GENERAL NOTES

- A. FOR TYPICAL BARRIER FREE TOILET ROOM TYPES AND ACCESSORIES REQ'MTS AND LOCATIONS SEE DWG G120.
- B. FOR TYPICAL HOUSEKEEPING CLOSETS ACCESSORIES EQ'MTS AND MOUNTING LOCATIONS SEE DWG GXXX.
- C. ALL PARTITION TYPES ARE "M" TYPICALLY UNLESS OTHERWISE NOTED.
- D. COORDINATE PARTITION FIRE RATED REQUIREMENTS AS INDICATED ON REFLECTED CEILING PLANS - DRAWING SERIES A700.
- E. TYPICALLY INSTALL SOAP DISPENSERS AND PAPER TOWEL DISPENSER AT ALL SINKS UNLESS NOTED OTHERWISE.
- F. PROVIDE WALL REINFORCEMENT PER DETAIL #X/A-XXX AT WALL-MOUNTED SHELVES AND STORAGE UNITS, MARKERBOARDS, BULLETIN BOARDS, TACK BOARDS, TELEVISIONS AND OTHER CONTRACTOR OR OWNER FURNISHED WALL-MOUNTED ITEMS (REFER TO ACCESSORIES AND EQUIPMENT SCHEDULE) SEE DWG AX-XXX.
- G. FOR ALL CARPET TYPE CHANGES BETWEEN ROOMS, TRANSITION SHALL OCCUR AT CENTERLINE OF DOOR PANEL TYPICALLY - U.N.O. SEE DWG AX-XXX.
- H. COORDINATE DIMENSIONS W/ ASTERISK (IE - "X" X") W/ EQUIPMENT VENDER.
- I. PROVIDE BULLNOSE ON ALL CMU OUTSIDE CORNERS - TYPICAL.
- J. ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD OR MASONRY UNLESS OTHERWISE NOTED.
- K. COORDINATE ALL FLOOR OPENING DIMENSIONS AND CLEARANCES FOR DUCTWORK W/ MECHANICAL CONTRACTOR - TYPICAL.



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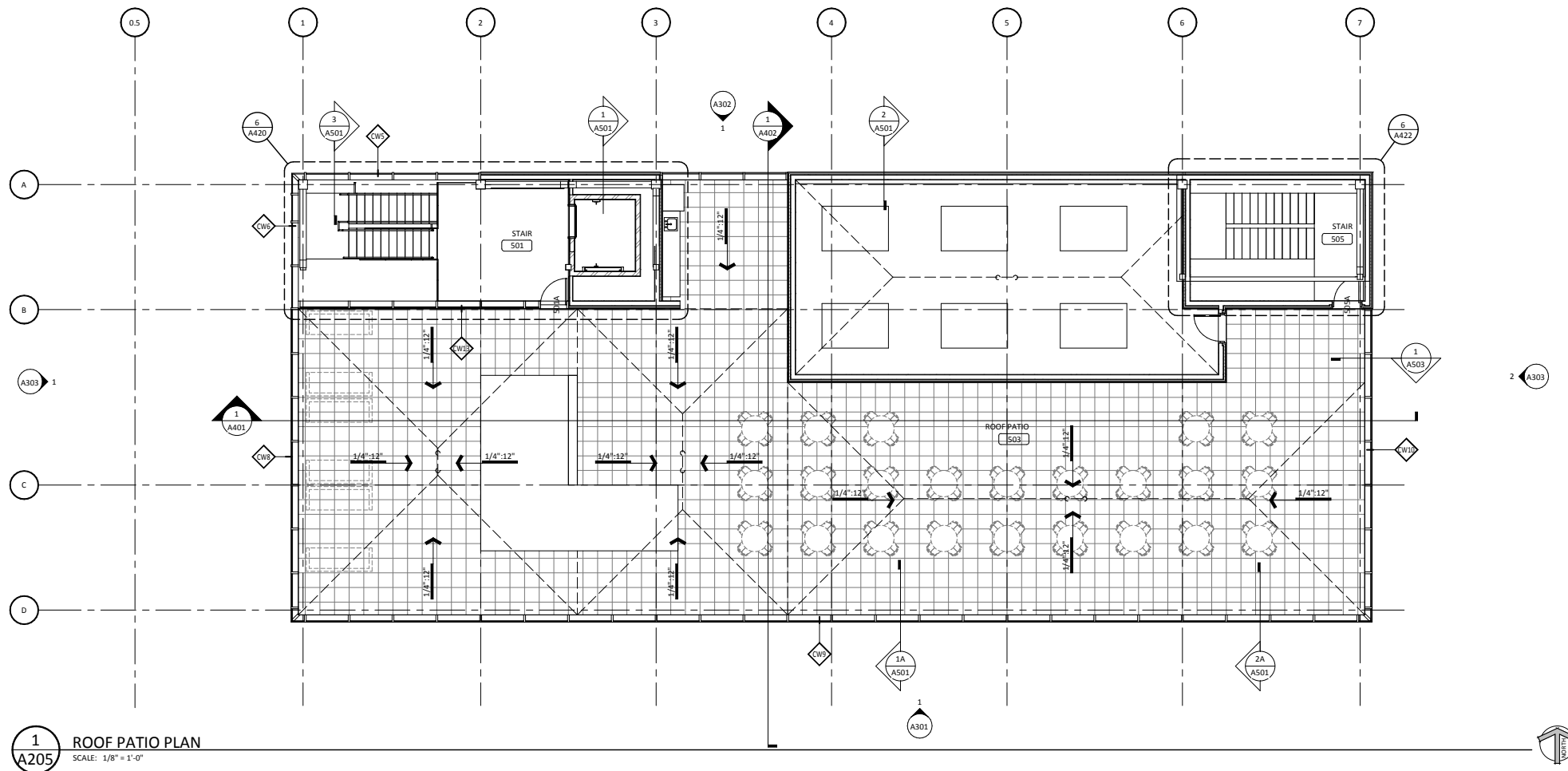
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REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

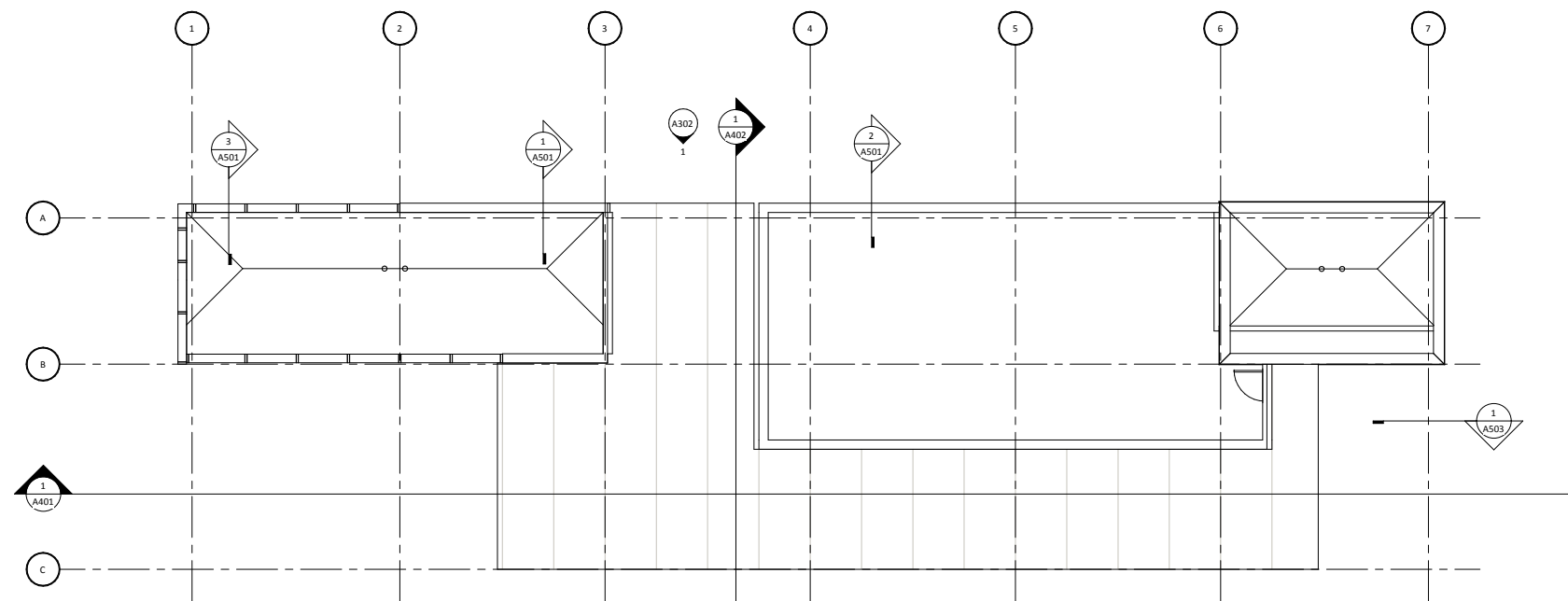
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BISMARCK BRANCH BUILDING
BISMARCK, ND

DATE	1-19-17
PHASE	DD
PROJECT	16127
SHEET	A203
THIRD FLOOR PLAN	

- *VERIFY WITH YOUR PROJECT SPECIFIC ROOF SYSTEM***
- A. COORDINATE FINAL SIZE AND FINAL LOCATION OF ALL EQUIPMENT SUPPORT WITH THE APPROPRIATE EQUIPMENT MANUFACTURER.
- B. PROVIDE POSITIVE SLOPE TO ALL ROOF DRAINS. ROOF SLOPE TO BE 1/4" PER FOOT MINIMUM.
- C. SEE DRAWING A-XX FOR ROOF DETAILS. ROOFING CONTRACTOR TO VERIFY ALL ROOF DETAILS COMPLY WITH APPROVED ROOFING SYSTEM. IT IS THE RESPONSIBILITY OF THE ROOFING CONTRACTOR TO SUPPLY ANY ADDITIONAL REQUIREMENTS AND/OR MATERIALS TO ENSURE COMPLIANCE WITH WARRANTY.
- D. REFER TO MECHANICAL AND ELECTRICAL DOCUMENTS FOR ALL PIPES, CURBS, VENTS, DUCTS, CONDUTS, AND OTHER FEATURES EXTENDING THROUGH ROOF SURFACES WHICH REQUIRE FLASHING AND COORDINATE SIZE AND LOCATION OF SAME.
- E. ALL ROOF DETAILS ARE BASED ON _____
ALL OTHER ROOF MANUFACTURERS TO SUPPLY _____ ANY ADDITIONAL MATERIALS FOR THEIR SYSTEM AS REQUIRED.
- F. FOR ROOF ASSEMBLY TYPES SEE SHEET BAX-XXX.
- G. INLET OF OVERFLOW ROOF SUMPS SHALL BE LOCATED "2" ABOVE ROOF SUMP INLET (TYP) U.N.O.
- H. SEE MECHANICAL DRAWINGS M-XX FOR FINAL QUANTITIES & FINAL LOCATIONS OF VENTS THRU ROOF.
- I. PROVIDE SPLASHBLOCKS AT ALL PRIMARY AND SECONDARY RAIN CONDUCTOR TERMINATIONS ONTO SINGLE-PLY MEMBRANE ROOFING.
- J. INSTALL ROOF FRAMES PRIOR TO CUTTING & REMOVING OF ANY METAL DECK.
- K. ROOF TOP WALKWAYS:
PRECAST CONCRETE WALKWAY PAVERS,
2'-0" X 2'-0" ON SINGLE-PLY MEMBRANE
- ROOFING
SEE DETAIL X/A-XXX
- SINGLE-PLY MEMBRANE WALK INSTALLED
IN ACCORDANCE WITH ROOFING
MANUFACTURERS
REQUIREMENTS. SEE DETAIL XX/A-XX
(SIZE RECOMMENDED BY MANUF.)
- R.S. - ROOF SUMP
H.P. - HIGH POINT
O.S. - OVERFLOW ROOF SUMP
S.C. - SCUPPER
V.T.R. - VENT THRU ROOF

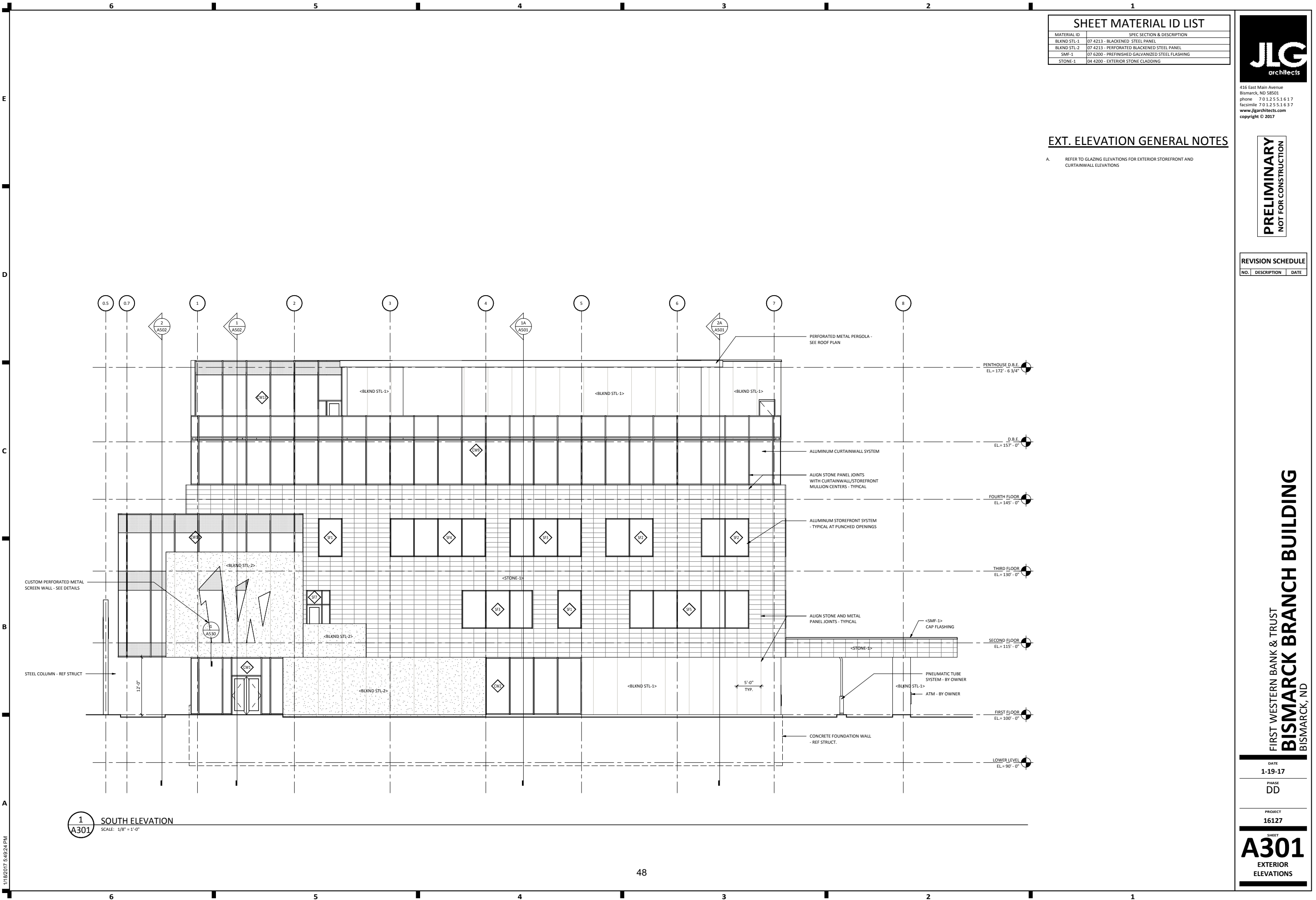


1 ROOF PATIO PLAN
A205 SCALE: 1/8" = 1'-0"



2 HIGH ROOF PLAN
A205 SCALE: 1/8" = 1'-0"

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SHEET MATERIAL ID LIST	
MATERIAL ID	SPEC SECTION & DESCRIPTION
BLKND STL-1	07 4213 - BLACKENED STEEL PANEL
BLKND STL-2	07 4213 - PERFORATED BLACKENED STEEL PANEL
SMF-1	07 6200 - PREFINISHED GALVANIZED STEEL FLASHING
STONE-1	04 4200 - EXTERIOR STONE CLADDING

EXT. ELEVATION GENERAL NOTES

- A. REFER TO GLAZING ELEVATIONS FOR EXTERIOR STOREFRONT AND CURTAINWALL ELEVATIONS



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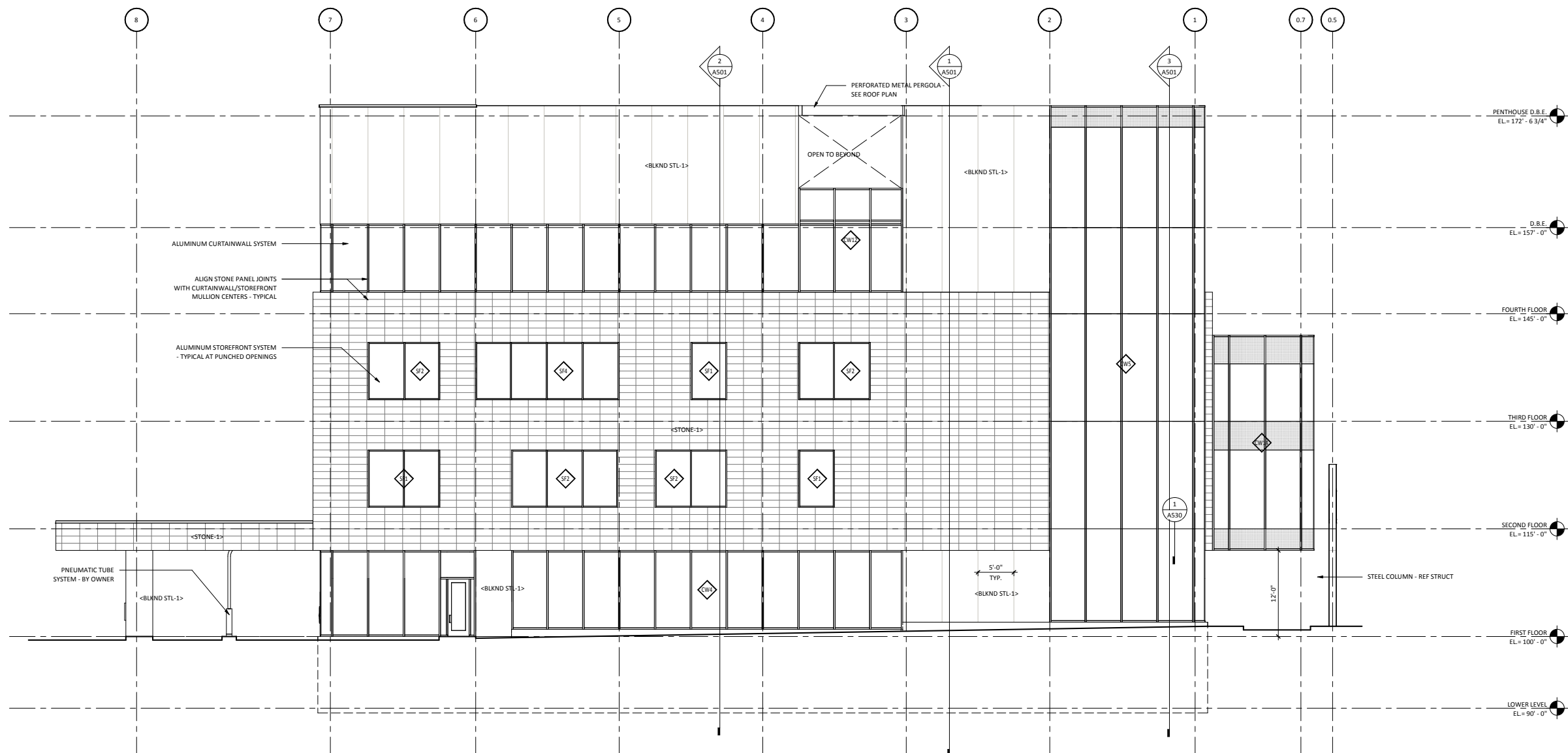
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

FIRST WESTERN BANK & TRUST
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BISMARCK, ND

DATE	1-19-17
PHASE	DD
PROJECT	16127
SHEET	A301
EXTERIOR ELEVATIONS	

E
D
C
B
A

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1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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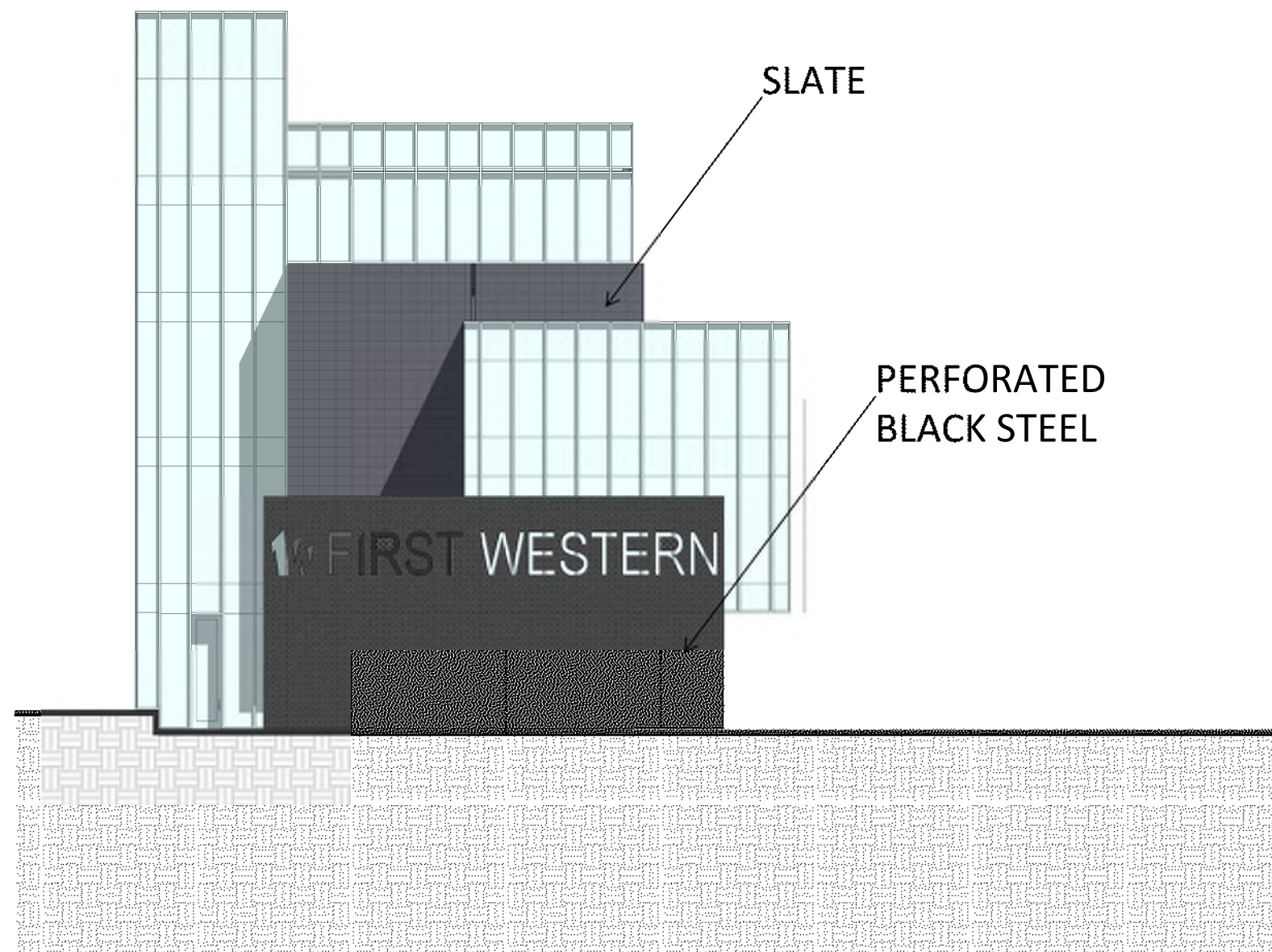
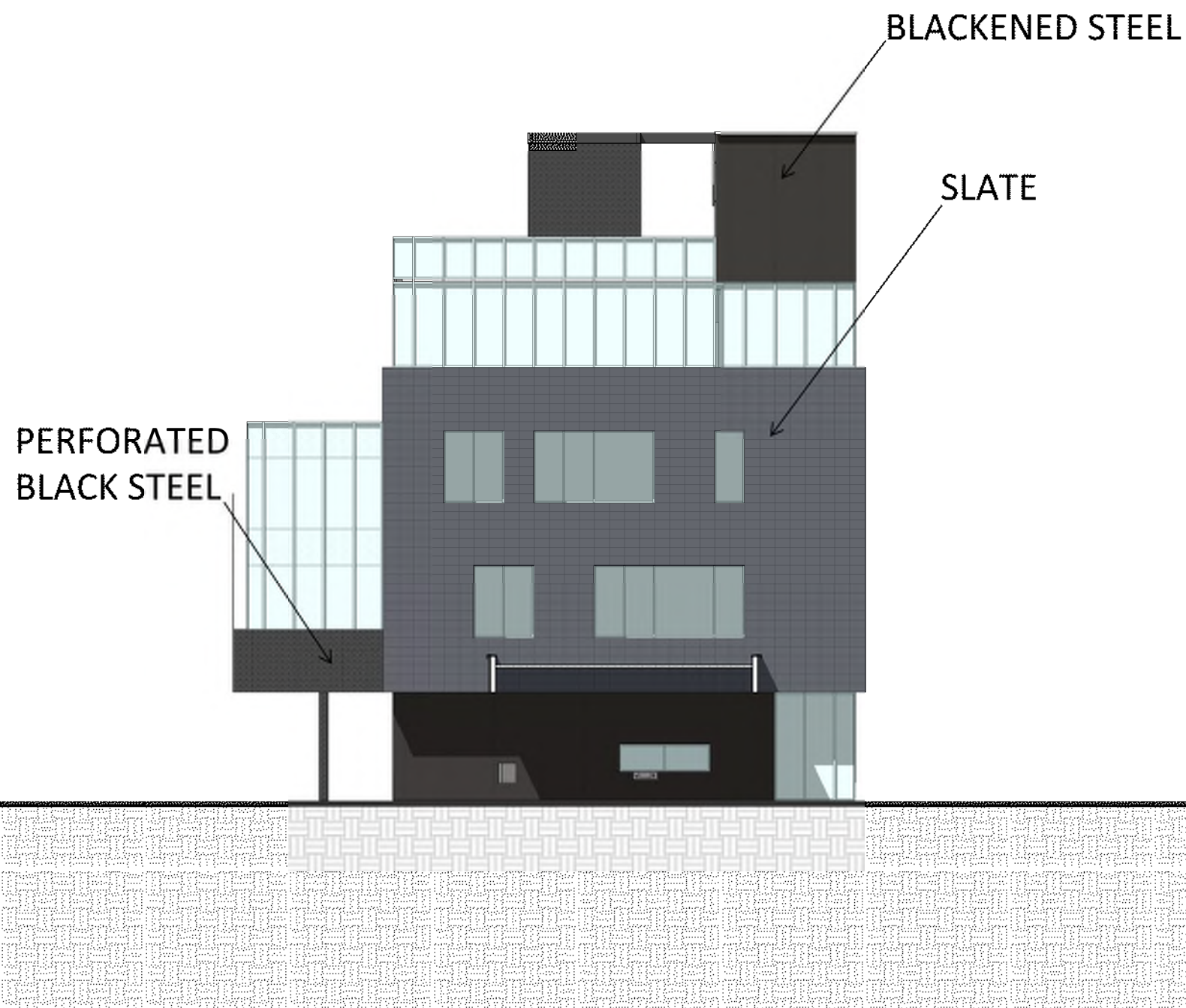
DATE
1-19-17

PHASE
DD

PROJECT
16127

SHEET
A302
EXTERIOR
ELEVATIONS

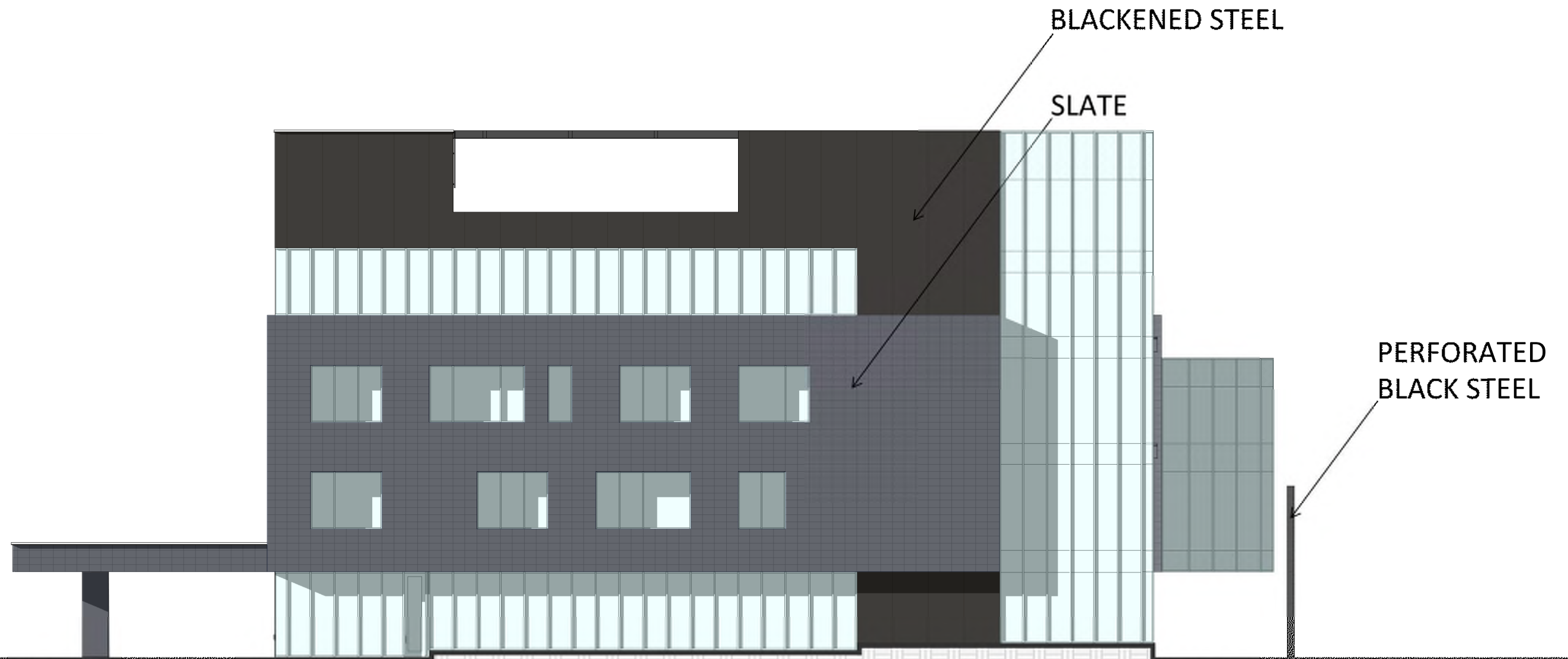




BISMARCK BRANCH BUILDING

EXTERIOR ELEVATIONS - EAST & WEST ELEVATIONS

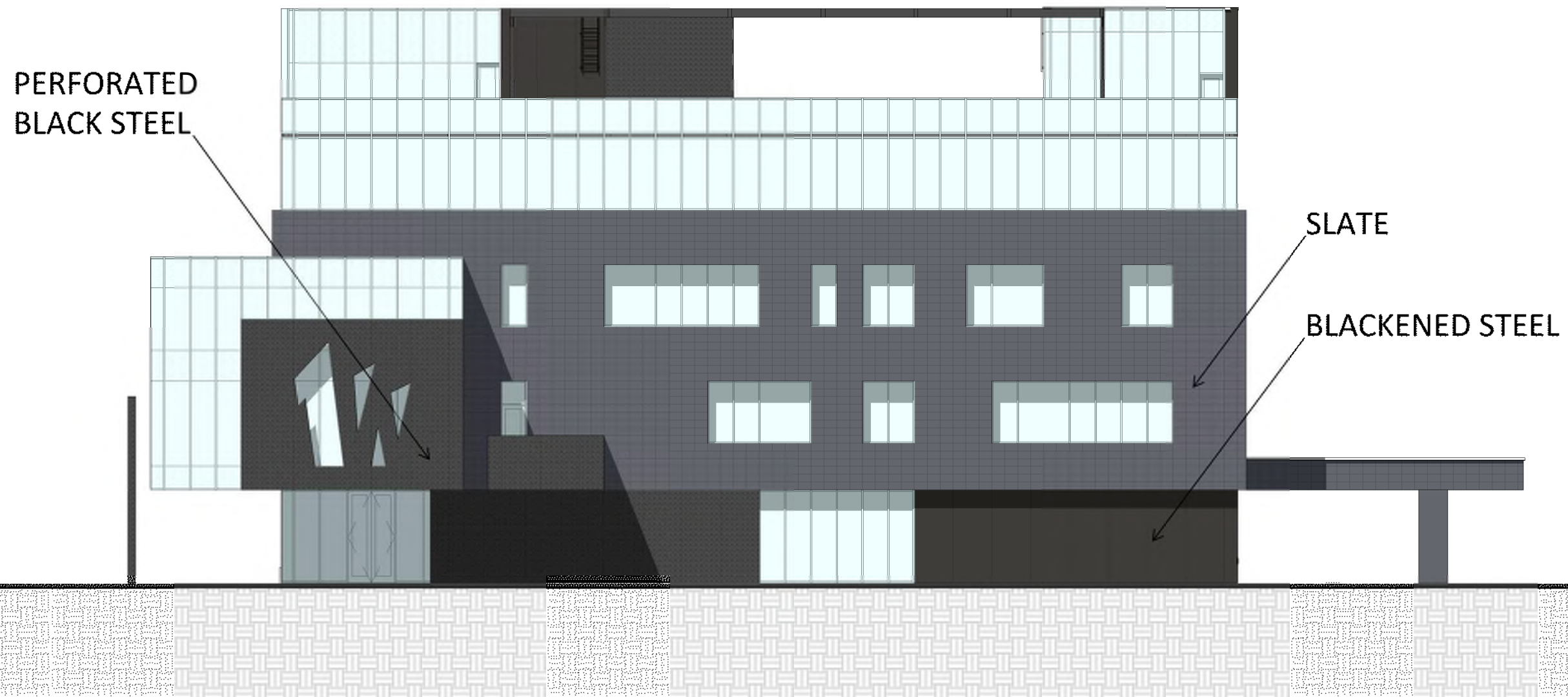
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BISMARCK BRANCH BUILDING

EXTERIOR ELEVATIONS - NORTH ELEVATION

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BISMARCK BRANCH BUILDING

EXTERIOR ELEVATIONS - SOUTH ELEVATION

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STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

Agenda Item # 8

February 9, 2017

Application for: Downtown Design Review

Project Summary

Title:	Amendment to Approved Façade Design
Status:	Renaissance Zone Authority
Owner(s):	River Road Partners, LLC
Project Contact:	David Diebel, D&N Cinematics LLC
Location:	212 East Main Avenue
Request:	Substitute a Corten metal panel for the approved transom windows on the façade



Staff Analysis

Designs for the modification to the façade of 212 East Main Avenue were approved by the Renaissance Zone Authority during their August 16, 2016 meeting, pending concurrence with the technical advisors. Staff, technical advisors, and the applicants met on October 7, 2016 and approved the design, which is attached.

During the process of rehabilitation, the applicant encountered an obstacle and is requesting an amendment to the approved design, specifically the materials to be used above the front doorway and windows. The applicant asks to substitute Corten material in place of the transom windows. An email describing the reason for this request is attached, as well as images of the proposed material.

Staff raises a few issues to consider:

1. The opaque material would not allow light into the foyer. Possibly a translucent glass material would hide steel beams and still allow light.

2. Drips of rain from the Corten may leave rust stains on the sidewalk, at least for the first year.
3. The color of the Corten material may be too similar to the color of the surrounding materials.

Staff Recommendation

Staff recommends a review of the proposed request and a determination of the appropriateness of the substitution.

Attachments

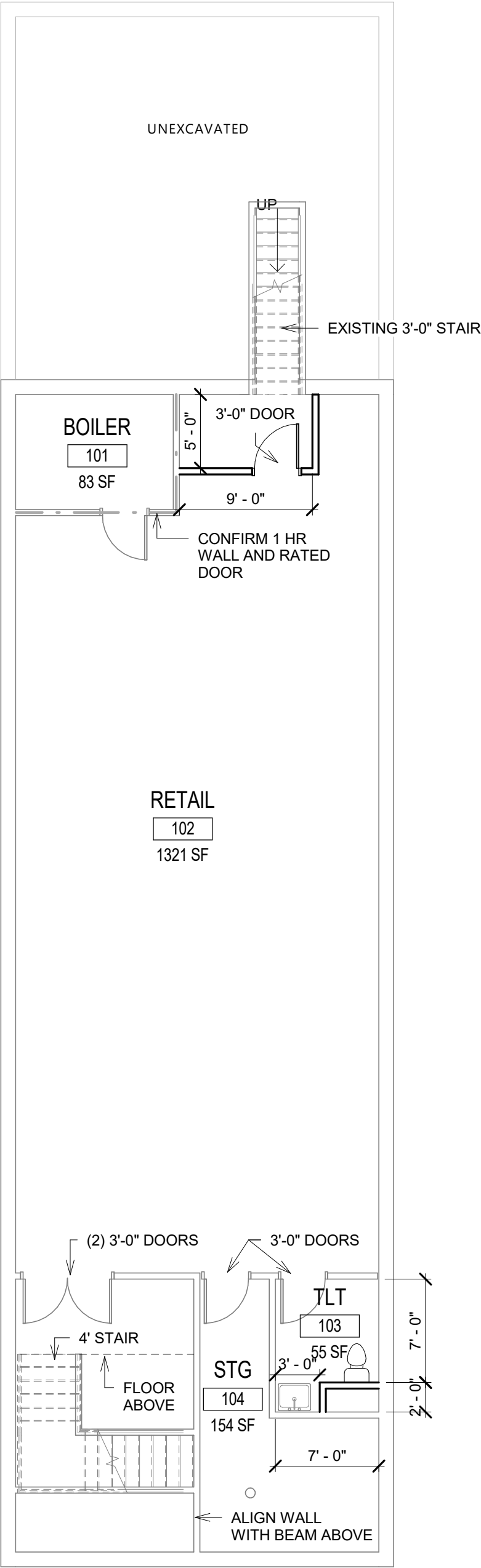
1. Original approved design
2. Email from applicant dated January 24, 2017 requesting amendment
3. Photo and rendering of proposed Corten material

Staff report prepared by: Daniel Nairn, AICP, Planner
701-355-1854 | dnairn@bismarcknd.gov

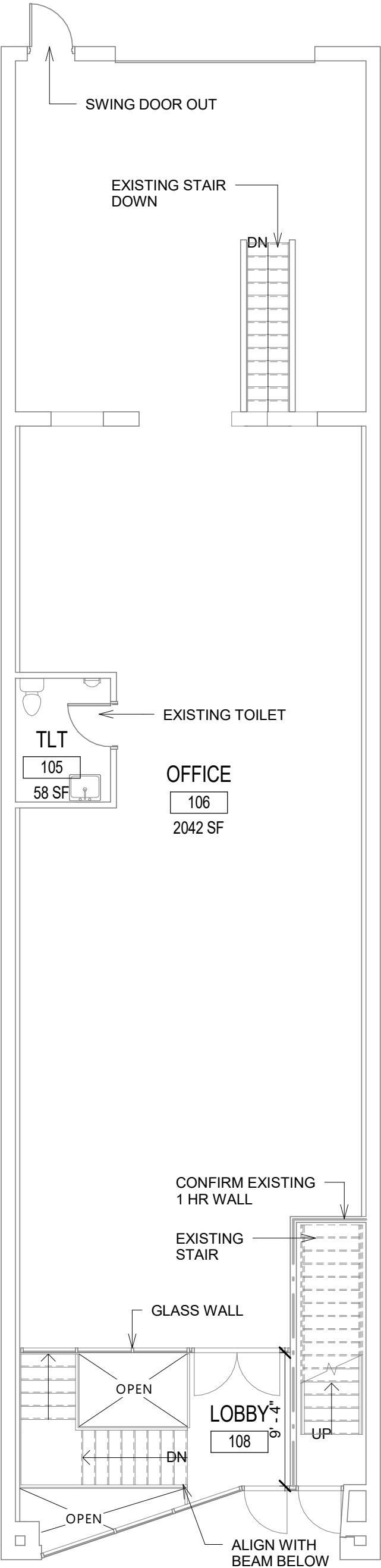


212 EAST MAIN RENOVATION

<div><div></div><div>EAPC</div></div>			55	PROJECT: 212 E MAIN	DRAWING ■
	NO	Revision Description	Date	PROJECT NO: PROJECT #	



BASEMENT



FIRST FLOOR PLAN

CODE STUDY

CH 302 | AREA & OCCUPANCY

Lower Level Square Footage: 1905 SF
Mercantile Retail Square Footage: 1375 SF (30 Gross)
Mercantile Storage Square Footage: 135 SF (300 Gross)
Occupant Load: 47 Total (46 Retail + 1 Storage)
Main Level Square Footage: 2485 SF
Business Square Footage: 1443 SF (100 Gross)
Storage Square Footage: 565 SF (300 Gross)
Occupant Load: 17 Total (15 Office+ 2 Storage)

508 MIXED USE AND OCCUPANCY

TABLE 508.2
Furnace room where any piece of equipment is over 400,000 Btu per hour input: 1 hour
or provide automatic fire-extinguishing system
Rooms with boilers where the largest piece of equipment is over 15 psi and 10 horsepower: 1 hour or provide automatic fire-extinguishing system
Refrigerant machinery rooms: 1 hour or provide automatic sprinkler system
Storage and Laundry rooms over 100 square feet: 1 hour or provide automatic fire-extinguishing system

508.4 Mixed Occupancies
Basement Level Mercantile (M)
No Separation Required Between B/M
Main Level Business (B)
1 Hour Separation Required Between Residential and Other Occupancies (See 711.3)
Second Level Residential (R-2)

TYPES OF CONSTRUCTION / CHAPTER 6

602.1 General
Construction Type - Type III-B

TABLE 601 / FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (hours)

TABLE 601	
FIRE RESISTANCE RATING REQUIEIMENTS FOR BUILDING ELEMENTS	
BUILDING ELEMENT	Type III-B
Structural Frame	0
Bearing Walls / Exterior	2
Bearing Wall / Interior	0
Nonbearing Walls and partitions / Exterior	See Table 602
Nonbearing walls and partitions /Interior	0
Floor construction / including supporting beams and joists	0
Roof construction / including supporting beams and joists	0

CHAPTER 10 - MEANS OF EGRESS

SECTION 1007 - ACCESSIBILITY

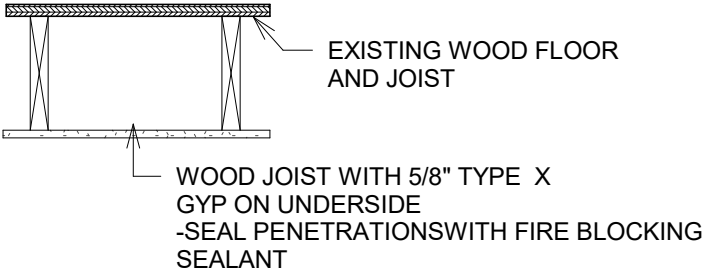
1007.1.1 Accessible means of egress are not required in alterations to existing buildings.
1007.2.1 Elevators required. In buildings where a required accessible floor is four or more stories above or below a level of exit discharge, at least one required accessible means of egress shall be an elevator complying with Section 1007.4.

Section 1009: Stairways

1009.2 Interior exit stairways. Interior exit stairways shall lead directly to the exterior of the building or shall be extended to the exterior of the building with an exit passageway conforming to the requirements of Section 1023, except as permitted in Section 1027.1.
1009.2.2 Enclosure. All interior exit stairways shall be enclosed in accordance with the provisions of Section 1022.
1009.3 Exit access stairways. Floor openings between stories created by exit access stairways shall be enclosed.
1. In other than Group I-2 and I-3 occupancies, exit access stairways that serve, or atmospherically communicate between, only two stories are not required to be enclosed.
1009.3.1 Construction. Where required, enclosures for exit access stairways shall be constructed in accordance with this section. Exit access stairway enclosures shall be constructed as fire barriers in accordance with Section 707 or horizontal assemblies in accordance with Section 711, or both.
1009.3.1.2 Fire-resistance rating. Exit access stairway enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more, and not less than 1 hour where connecting less than four stories. The number of stories connected by the exit access stairway enclosures shall include any basements, but not any mezzanines. Exit access stairway enclosures shall have a fire-resistance rating not less than the floor assembly penetrated, but need not exceed 2 hours.
1009.4 Width. The width of stairways shall be determined as specified in Section 1005.1, but such width shall not be less than 44 inches (1118 mm). See Section 1007.3 for accessible means of egress stairways.
Exceptions:
1. Stairways serving an occupant load of less than 50 shall have a width of not less than **36 inches** (914 mm).
1009.5 Headroom. Stairways shall have a minimum headroom clearance of **80 inches** (2032 mm) measured vertically from a line connecting the edge of the nosings. Such headroom shall be continuous above the stairway to the point where the line intersects the landing below, one tread depth beyond the bottom riser. The minimum clearance shall be maintained the full width of the stairway and landing.
1009.9.3 Enclosures under interior stairways. The walls and soffits within enclosed usable spaces under enclosed and unenclosed stairways shall be protected by 1-hour fire-resistance-rated construction or the fire-resistance rating of the stairway enclosure, whichever is greater. Access to the enclosed space shall not be directly from within the stair enclosure.

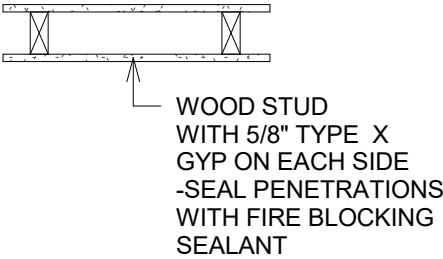
EXIT DISCHARGE

1027.1 General. Exits shall discharge directly to the exterior of the building. The exit discharge shall be at grade or shall provide direct access to grade. The exit discharge shall not reenter a building. The combined use of Exceptions 1 and 2 shall not exceed 50 percent of the number and capacity of the required exits.
Exceptions:
1. A maximum of 50 percent of the number and capacity of interior exit stairways and ramps is permitted to egress through areas on the level of exit discharge provided all of the following are met:
1.1. Such enclosures egress to a free and unobstructed path of travel to an exterior exit door and such exit is readily visible and identifiable from the point of termination of the enclosure.
1.2. The entire area of the level of exit discharge is separated from areas below by construction conforming to the fire-resistance rating for the enclosure.
1.3. The egress path from the interior exit stairway and ramp on the level of exit discharge is protected throughout by an approved automatic sprinkler system. All portions of the level of exit discharge with access to the egress path shall either be protected throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, or separated from the egress path in accordance with the requirements for the enclosure of interior exit stairways or ramps.
2. A maximum of 50 percent of the number and capacity of the interior exit stairways and ramps is permitted to egress through a vestibule provided all of the following are met:
2.1. The entire area of the vestibule is separated from areas below by construction conforming to the fire-resistance rating for the enclosure.
2.2. The depth from the exterior of the building is not greater than 10 feet (3048 mm) and the length is not greater than 30 feet (9144 mm).
2.3. The area is separated from the remainder of the level of exit discharge by construction providing protection at least the equivalent of approved wired glass in steel frames.
2.4. The area is used only for means of egress and exits directly to the outside.
3. Horizontal exits complying with Section 1025 shall not be required to discharge directly to the exterior of the building.



TYPICAL 1 HR HORIZONTAL BARRIER

UL DES. L501



TYPICAL 1 HR FIRE WALL ASSEMBLY

UL DES. U305



CLEANED BRICK
WHERE EXISTING METAL
PANEL WAS REMOVED

NEW ALUMINUM CLAD
WINDOWS TO MATCH
NEW CLERESTORY
(CLEAR ANODIZED)

EXISTING DOORS AND STOREFRONT
TO REMAIN

NEW CLERESTORY WINDOW. MATCH
COLOR OF EXISTING STOREFRONT
(CLEAR ANODIZED)

METAL FLASHING WHERE EXISTING
CANOPY WAS REMOVED
(DARK BRONZE ANODIZED)

NEW METAL PANEL CLADDING
AT BASE OF WINDOW
(DARK BRONZE ANODIZED)



EAPC

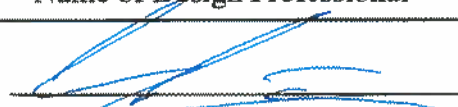
NO	Revision Description	Date
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- REMOVE EXISTING CANOPY AND ASSOCIATED HARDWARE
- REMOVE EXISTING INFILL AT NEW CLERESTORY WINDOWS
- REMOVE EXISTING BOARD
- REMOVE EXISTING WINDOWS
- REPAIR BRICK AS NEEDED
- REMOVE EXISTING METAL PANEL FROM BRICK

ADAAG CONFORMANCE STATEMENT
NORTH DAKOTA DEPARTMENT OF COMMERCE/DCS
 SFN 19701 (01/06)

(This form must be submitted for new construction, alternations and additions to buildings and facilities subject to the Americans with Disabilities Act)

AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) CONFORMANCE STATEMENT	
Name & Building Address 212 East Main Bismarck ND 58501	Owner River Road Partners LLC City/County Bismarck Burleigh
Date Construction to Start 10/05/16	Projected Completion Date 12/29/16
Type of Construction <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="text-align: right;"> New Building <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> </div> <div style="text-align: left;"> Sq. Ft. _____ Sq. Ft. _____ Sq. Ft. <u>2,818</u> </div> </div>	
Describe Alteration: Renovation of first level from comercial to office space. Renovation of basement into retail space. Addition of a stair at the south end of the building. Various wals and doors added/modified. A bathroom is added in the basement. A 1 hour horizontal firebarrier added the the ceiling of level 1. Exterior work involves removing existing metal panel of brick and metal panel infill at the location of original clerestory window. The installation of new clerestory window, and new upper windows. Brick cleaned up and repaired as necessary.	
Type of Occupancy/Use (Refer to Occupancies and Divisions defined in the International Building Code): Lower Level - Mercantile (Retail) Level One - Business (Office) Level Two - Residential (R-2) (Existing, Unchanged)	
I certify, to the best of my professional judgement, that the plans and specifications for the above referenced building or facility conforms with the Americans with Disabilities Act Accessibility Guide-lines for Buildings and Facilities as adopted in North Dakota Century Code Section 54-21.3-04.1.	
Cole Johnson <hr/> Name of Design Professional	EAPC <hr/> Firm
 <hr/> Signature	<div style="display: flex; justify-content: space-between;"> <div> (612) 787-5467 <hr/> Phone Number </div> <div> 10/04/16 <hr/> Date </div> </div>
Send To: Division of Community Services 1600 East Century Avenue, Suite 2 PO Box 2057 Bismarck, ND 58502-2057	

Daniel Nairn

From: David Diebel <Dave@dncinematics.com>
Sent: Tuesday, January 24, 2017 11:09 AM
To: Daniel Nairn
Cc: Carson; Ryan | Up & Running Design; mike Renner; E.knudsen_gardens@yahoo.com
Subject: 212 E Main Facade

Hi Daniel,

I just wanted to shoot you a note on what we have encountered on the facade as per our discussion.

After we exposed the underlying structure in the transom/soffit area we found that we would not easily be able to install transom windows as we had initially planned. There is a main supporting I-beam that is carried by a pillar (visible from the street level). This supports the entire front of the building. Suspended from the I-beam are 6 steel rods that carry the overhang over the storefront area. This does not allow clearance for windows meaning we would have to remove the steel rods. According to our contractor and architect, this would require re-engineering this area. At this time, the price to engineer and install the windows is cost prohibitive for the project. For this reason we have chosen to make improvements to the facade as indicated previously except for the transom windows.

The material we have chosen is a Corten or “weathering” steel for the transom area. This space will feature signage (to be approved by design review at a later date). I have attached an example as well as a rough rendering of the facade with an overlay of the Corten material.

Please let me know if you have any questions or require further information.

Thanks!
Dave

David Diebel
D&N Cinematics LLC
208 E Broadway Ave - Suite A
701.220.7724
dncinematics.com





Renaissance Zone Program

State ID	Applicant	Street Address	Project Type	Status	State Approval	Proposed Investment	Completion Date	Actual Investment	Jobs Created
0 - N/A	Bisman Community Food Cooperative	711 East Sweet Avenue	Lease	Denied	N/A	N/A	N/A	N/A	N/A
0 - N/A	Jerry and Renae Doan	711 East Sweet Avenue	Rehabilitation	Denied	N/A	\$829,724	N/A	N/A	N/A
001-B	George T. Duemeland Revocable Trust	301 East Thayer Avenue	Purchase w/ Major	Completed	1/2/03	\$44,366	12/1/03	\$66,397	0.00
002-B	Dakota Building Partnership	501 East Main Avenue	Purchase - Land	Completed	2/26/03	\$300,000	1/31/07	\$284,195	0.00
003-B	Civic Square Development LLC	521 East Main Avenue	Purchase w/ Major	Completed	4/21/03	\$600,000	12/31/07	\$618,111	0.00
004-B	Duemelands Commercial LLLP	301 East Thayer Avenue	Lease	Completed	9/25/03	N/A	12/1/03	N/A	2.00
005-B	John & Barbara Grinsteiner	200 North Mandan Street	Purchase	Completed	10/16/03	\$5,000	10/17/03	N/A	2.00
006-B	Woodmansee's	114 North 4th Street	Historic Rehabilitation	Completed	11/21/03	\$125,000	1/26/05	\$129,333	1.00
007-B	Bertsch Properties LLC	207 East Front Avenue	Rehabilitation	Completed	12/3/03	\$601,600	1/19/05	\$734,707	0.00
008-B	Northland Financial	207 East Front Avenue	Lease	Completed	12/3/03	N/A	9/16/04	N/A	14.25
009-B	Bertsch Properties LLC	218 South 3rd Street	Rehabilitation	Completed	12/3/03	\$329,150	1/20/05	\$378,013	20.00
010-B	Lee Enterprises Inc.	707 East Front Avenue	Rehabilitation	Completed	12/29/03	\$2,256,624	10/26/05	\$2,400,776	7.50
011-B	PJCM Partners, LLP	901/907 East Front Avenue	Rehabilitation	Completed	3/29/04	\$298,840	6/30/05	\$409,846	3.00
012-B	Mark Gartner	302 East Thayer Avenue	Rehabilitation	Completed	6/4/04	\$85,000	12/6/05	\$103,455	2.50
013-B	AW Enterprises	216 North 2nd Street	Rehabilitation	Completed	8/18/04	\$208,814	6/22/05	\$263,473	1.00
014-B	Daryl Rosenau & Clarence Saylor	225 West Broadway Avenue	Purchase	Completed	2/16/05	\$69,550	12/26/07	\$70,002	0.00
015-B	J & L Development, Inc.	324 North 3rd Street	Rehabilitation	Completed	2/16/05	\$750,000	9/15/06	\$698,396	6.00
016-B	Pirogue Grille, Inc.	121 North 4th Street	Lease	Completed	3/22/05	\$128,000	8/24/05	N/A	8.00
017-B	Zorells Jewelry Inc.	221 South 9th Street	New Construction	Completed	3/22/05	\$200,000	7/30/05	\$191,898	6.00
018-B	Petals and More	122 East Rosser	Rehabilitation	Withdrawn	9/21/05	\$64,675	N/A	N/A	N/A
019-B	CCC Properties, LLLP	310 South 5th Street	Purchase	Completed	9/21/05	\$168,000	7/1/06	\$298,372	0.00
020-B	American Bank Center	320 North 4th Street	Rehabilitation	Completed	10/4/05	\$3,100,000	8/1/09	\$2,301,478	10.00
021-B	Foot Care Associates PC	310 South 5th Street	Lease	Completed	2/3/05	N/A	4/1/06	N/A	3.50
022-B	Dentyne, Inc. (Bakke & Roller)	310 South 5th Street	Lease	Completed	2/3/05	N/A	3/13/06	N/A	12.00
023-B	Duemelands Properties, LLLP	302 South 3rd Street	Purchase	Completed	2/16/06	\$190,900	12/1/06	\$227,295	0.00
024-B	Duemelands Properties, LLLP	312 South 3rd Street	New Construction	Completed	2/16/06	\$215,223	12/1/06	\$233,855	0.00
025-B	Makoché Media, LLC	208 North 4th Street	Purchase	Completed	2/16/06	\$71,612	12/27/07	\$91,672	0.00
026-B	River Q, LLC	312 South 3rd Street	Lease	Completed	5/5/06	N/A	12/4/06	N/A	21.00
027-B	Gem Group LLC	412 East Main Avenue	Rehabilitation	Completed	5/30/06	\$40,000	10/20/06	\$50,292	0.00
028-B	Heartland Mortgage Company	412 East Main Avenue	Lease	Completed	5/30/06	N/A	7/1/06	N/A	4.00
029-B	Bismarck MSA dba Verizon Wireless	302 South 3rd Street	Lease	Completed	8/2/06	\$100,000	9/14/06	N/A	6.00
030-B	Main Avenue Properties, LLC	122 East Main Avenue	New Construction	Completed	12/5/06	\$3,020,590	12/17/07	\$2,370,152	0.00
031-B	Dakota Office Building, LLC	300 North 4th Street	Purchase	Completed	2/20/07	\$250,000	1/30/08	\$407,003	0.00
032-B	American Legal Services PC	521 East Main Avenue	Lease	Completed	4/19/07	N/A	8/1/07	N/A	5.00
033-B	Internet Design & Consulting	521 East Main Avenue	Lease	Completed	4/24/07	N/A	8/1/07	N/A	1.00
034-B	Larson Latham Heuttie LLP	521 East Main Avenue	Lease	Completed	6/8/07	N/A	7/1/07	N/A	9.00
035-B	Retirement Consulting LLC	521 East Main Avenue	Lease	Completed	6/8/07	N/A	7/1/07	N/A	2.00
036-B	Jason Kirchmeier & Associates	501 East Main Avenue	Lease	Completed	7/11/07	N/A	8/1/07	N/A	1.00
037-B	Roger Koski & Associates	501 East Main Avenue	Lease	Completed	7/11/07	N/A	8/1/07	N/A	1.00
038-B	Melvie Financial Planning	501 East Main Avenue	Lease	Completed	7/11/07	N/A	8/1/07	N/A	2.00
039-B	Westgard Financial Services	501 East Main Avenue	Lease	Completed	7/11/07	N/A	8/1/07	N/A	1.00
040-B	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Purchase w/ Major	Completed	10/30/07	\$137,500	5/21/08	\$142,050	4.00
041-B	The Rainmaker Group, Inc.	116 North 5th Street	Lease	Completed	12/27/07	N/A	6/12/08	N/A	4.00
042-B	Capital Holdings, LLC	402 East Main Street	Rehabilitation	Withdrawn	12/27/07	N/A	N/A	N/A	N/A
043-B	Kinselco, Inc.	403 East Main Street	Lease	Withdrawn	12/27/07	N/A	N/A	N/A	N/A

Renaissance Zone Program

State ID	Applicant	Street Address	Project Type	Status	State Approval	Proposed Investment	Completion Date	Actual Investment	Jobs Created
044-B	Rick & Theresa Keimele	413 East Broadway Avenue	Rehabilitation	Completed	1/11/08	\$136,836	10/1/08	\$176,955	1.00
045-B	Centennial Plaza, LLC	116 North 4th Street	Purchase	Completed	1/22/08	\$238,000	1/29/09	\$167,894	0.00
046-B	Westley's Inc.	423 East Broadway Avenue	Lease	Completed	3/19/08	N/A	7/14/08	N/A	1.00
047-B	Depot Associates	401 East Main Avenue	Rehabilitation	Completed	5/28/08	\$200,000	7/1/09	\$243,344	0.00
048-B	FV Restaurant, Inc.	401/411 East Main Avenue	Lease	Completed	5/28/08	N/A	6/27/08	N/A	3.00
049-B	T. Casey Cashman	523 North 1st Street	Rehabilitation	Completed	6/12/08	\$25,000	12/15/08	\$23,375	0.00
050-B	Starion Financial	333 North 4th Street	Rehabilitation	Completed	6/12/08	\$2,500,000	12/1/09	\$3,193,260	25.00
051-B	David Bliss, LLC	521 East Main Avenue	Lease	Withdrawn	7/11/07	\$99,000	N/A	N/A	N/A
052-B	Mark Benesh & Associates/Prudential	521 East Main Avenue	Lease	Completed	11/4/08	N/A	4/1/09	N/A	2.00
053-B	CIG Investments, LLP	408 East Main Avenue	Rehabilitation	Completed	4/21/09	\$258,720	10/21/09	\$199,620	0.00
054-B	RC Properties, LLLP	800 East Sweet Avenue	Rehab/New Const.	Completed	6/3/09	\$2,145,500	1/20/11	\$1,335,670	0.00
055-B	Blarney Stone Pub, LLC	408 East Main Avenue	Lease	Completed	7/7/09	N/A	10/1/09	N/A	46.00
056-B	Cavalier Homes, Inc.	408 East Main Avenue	Lease	Completed	7/7/09	N/A	10/15/09	N/A	3.00
057-B	Jim Poolman Consulting, Inc.	408 East Main Avenue	Lease	Completed	7/7/09	N/A	9/5/09	N/A	1.00
058-B	TFRE, LLC	120/124 North 4th Street	Purchase w/ Major	Completed	6/25/09	\$245,284	11/1/10	\$246,603	0.00
059-B	SPGMC, LLC/Boardwalk on Broadway, LLC	100 West Broadway Avenue	Rehabilitation	Withdrawn	9/17/09	\$706,964	N/A	N/A	N/A
060-B	SRSSM Partnership	122 East Broadway Avenue	Purchase w/ Major	Completed	11/25/09	\$727,000	6/17/10	\$620,109	0.00
061-B	Sheldon A. Smith, P.C.	123 East Broadway Avenue	Lease	Completed	12/3/09	N/A	6/21/10	N/A	1.50
062-B	Randall J. Bakke, P.C.	124 East Broadway Avenue	Lease	Completed	12/3/09	N/A	6/21/10	N/A	1.00
063-B	Scott K. Porsborg, P.C.	125 East Broadway Avenue	Lease	Completed	12/3/09	N/A	6/21/10	N/A	1.00
064-B	Mitchell D. Armstrong, P.C.	126 East Broadway Avenue	Lease	Completed	12/3/09	N/A	6/21/10	N/A	0.50
065-B	Suzanne M. Schweigert, P.C.	122 East Broadway Avenue	Lease	Completed	12/3/09	N/A	7/1/10	N/A	1.00
066-B	Kranzler Kingsley Communications, LTD	501 East Main Avenue	Lease	Completed	1/10/10	\$180,000	7/16/10	\$295,896	4.00
067-B	IRET Properties, LP	715 East Broadway Avenue	Rehabilitation	Completed	1/10/10	\$1,136,650	9/8/10	\$837,783	0.00
068-B	J & J Smith Property Management, LLC	115 North 4th Street	Purchase w/ Major	Completed	2/12/10	\$120,000	10/25/10	\$161,746	0.00
069-B	Jimmy John's	301 South 3rd Street	Lease	Completed	3/2/10	\$75,000	7/13/10	\$140,000	14.00
070-B	J2 Studio Architecture + Design	521 East Main Avenue	Lease	Completed	3/2/10	N/A	3/11/10	N/A	1.00
071-B	JS Bridal, LLC	115 North 4th Street	Lease	Completed	7/2/10	N/A	11/1/10	N/A	4.00
072-B	Toasted Frog West, LLC	124 North 4th Street	Lease	Completed	11/10/10	N/A	12/1/10	N/A	10.00
073-B	A.L. Brend, DDS	207 East Front Avenue	Lease	Completed	11/10/10	\$300,000	10/24/11	N/A	8.00
074-B	Magi-Touch Carpet & Furniture, Inc	800 East Sweet Avenue	Lease	Completed	11/10/10	N/A	2/1/11	N/A	3.00
075-B	American Bank Center	401 North 4th Street	New Construction	Completed	11/10/10	\$3,500,00	10/15/12	\$3,046,296	10.00
076-B	Spaces, Inc.	122 East Main Avenue	Lease	Completed	2/7/11	\$60,000	2/21/11	N/A	3.50
077-B	Aimee C. Reidy	306 South 10th Street	Rehabilitation	Completed	4/17/11	\$20,000	8/24/11	\$45,433	0.00
078-B	Loran L Galpin	123 North 4th Street	Purchase w/ Major	Withdrawn	5/16/11	\$1,100,000	N/A	N/A	N/A
079-B	Sheridan House Bed & Breakfast	522 North 5th Street	Purchase w/ Major	Withdrawn	6/20/11	\$300,000	N/A	N/A	N/A
080-B	Pine Properties, LLC	100 West Broadway Avenue	New Construction	Completed	8/10/11	\$27,000,000	2/1/15	\$23,947,483	0.00
081-B	Gulch II, LLC (fka HST, LLC)	506/510 East Main Avenue	Rehabilitation	Completed	8/10/11	\$3,100,000	1/15/14	\$3,535,146	0.00
082-B	Daymarck, LLC	521 East Main Avenue	Lease	Completed	8/10/11	N/A	11/7/13	N/A	4.00
083-B	JLB-BIS, Inc.	217 North 3rd Street	Rehabilitation	Completed	3/12/12	\$350,000	11/15/12	N/A	25.00
084-B	Broadway Centre, LLC	100 West Broadway	Lease	Completed	3/12/12	N/A	7/31/14	N/A	35.00
085-B	Pine Properties, LLC	100 West Broadway	Lease	Completed	5/14/12	N/A	7/31/14	N/A	1.00
086-B	Pine Investment Company, LLC	100 West Broadway	Lease	Completed	5/14/12	N/A	7/31/14	N/A	1.00
087-B	Pine Enterprises, LLC	100 West Broadway	Lease	Completed	5/14/12	N/A	7/31/14	N/A	1.00
088-B	Pine Petroleum, Inc.	100 West Broadway	Lease	Completed	5/14/12	N/A	7/31/14	N/A	1.00

Renaissance Zone Program

State ID	Applicant	Street Address	Project Type	Status	State Approval	Proposed Investment	Completion Date	Actual Investment	Jobs Created
089-B	Pine Oil Company	100 West Broadway	Lease	Completed	5/14/12	N/A	7/31/14	N/A	1.00
090-B	Kenneth Clark and Dave Clark	106 East Thayer Avenue	Rehabilitation	Completed	7/26/12	\$89,000	2/7/13	\$95,402	0.00
091-B	Bread Poets Baking Company, LLC	106 East Thayer Avenue	Lease	Completed	7/26/12	N/A	2/7/13	N/A	1.00
092-B	Obermiller Nelson Engineering	116 North 5th Street	Lease	Completed	8/29/12	N/A	9/1/12	N/A	3.00
093-B	LBMA BMK (dba Drunken Noodle)	510 East Main Avenue	Lease	Withdrawn	N/A	N/A	N/A	N/A	N/A
094-B	Redland, LLC	401 East Broadway Avenue	Rehabilitation	Approved	12/21/12	\$1,400,000	Pending	Pending	Pending
095-B	Hump Back Sally's, LLC	510 East Main Avenue	Lease	Completed	1/9/13	N/A	1/1/15	N/A	10.00
096-B	Faass Lavidia, LLC	510 East Main Avenue	Lease	Completed	2/21/13	N/A	9/1/13	N/A	10.00
097-B	J&G, Inc dba Red Wing Shoes	529 East Broadway Avenue	Lease	Completed	6/27/13	N/A	10/1/13	\$73,514	2.00
098-B	Skjonsby Unlimited, Inc.	222 West Broadway Avenue	Rehabilitation	Completed	6/27/13	\$72,421	12/20/13	\$93,607	0.00
099-B	Arikota, LP	306 South 1st Street	New Construction	Approved	9/18/13	\$3,000,000	Pending	Pending	Pending
100-B	Langan Engineering & Environmental	401 East Broadway Avenue	Lease	Completed	1/14/14	\$55,000	5/16/14	N/A	2.00
101-B	Kadlec Enterprises, LLC	307 North 3rd Street	Rehabilitation	Completed	9/25/13	\$490,051	6/14/14	\$412,637	0.00
102-B	Fireflour, LLC	111 North 5th Street	Lease	Completed	9/25/13	\$28,500	10/23/13	\$35,814	1.00
103-B	Norma Apartments, LLP	215 North 3rd Street	Rehabilitation	Completed	11/15/13	\$704,226	10/22/14	\$859,156	0.00
104-B	CC's Physical Therapy, LLC	100 West Broadway Avenue	Lease	Completed	4/2/14	\$300,000	12/10/14	N/A	5.00
105-B	Pure Skin, LLC	100 West Broadway Avenue	Lease	Completed	5/29/14	\$248,000	12/12/14	N/A	3.00
106-B	Broadway Centre Salon & Spa, Inc.	100 West Broadway Avenue	Lease	Completed	5/29/14	\$558,403	12/4/14	N/A	15.00
107-B	Lucky Ducks ND, LLC	307 North 3rd Street	Lease	Completed	5/28/14	N/A	6/15/14	N/A	30.00
108-B	George Yineman dba Bismarck Realty Co.	113 South 5th Street	Lease	Completed	11/6/14	\$17,100	1/1/15	\$20,365	1.00
109-B	William F. Cleary	100 West Broadway Avenue	Primary Residential	Completed	12/15/14	N/A	12/17/14	N/A	0.00
110-B	Gulch Holdings II, LLC	514 East Main Avenue	Purchase w/ Major	Completed	3/8/15	\$246,035	8/22/14	\$258,513	0.00
111-B	Juniper, LLC	315 East Broadway Avenue	Lease	Completed	3/27/15	N/A	9/24/15	N/A	17.00
112-B	Terra Nomad, LLC	514 East Main Avenue	Lease	Completed	4/20/15	\$28,000	6/30/15	N/A	0.00
113-B	Leon 'Curly' Schoch	100 West Broadway Avenue	Primary Residential	Completed	6/3/15	N/A	6/10/15	N/A	0.00
114-B	The Barber's Wife, LLC	116 North 5th Street	Lease	Completed	7/20/15	\$25,000	7/23/15	N/A	2.00
115-B	Rick and Lori Lee	100 West Broadway Avenue	Primary Residential	Completed	6/30/15	N/A	7/1/15	N/A	0.00
116-B	Kevin D. Reisenauer	100 West Broadway Avenue	Primary Residential	Completed	8/11/15	N/A	8/11/15	N/A	0.00
117-B	100 West Main, LP	100 West Main Avenue	New Construction	Approved	11/23/15	\$5,206,732	Pending	Pending	Pending
120-B	The Starving Rooster, LLC	510 East Main Avenue	Lease	Completed	4/25/16	\$140,000	4/25/16	N/A	8.00
Total						\$67,822,590		\$52,536,392	483.25

CORE Incentive Grant Program

CORE Project	Applicant	Street Address	Project Type	Status	RZA	Hearing	Commission Hearing	Total Project Cost	Approved Grant Amount	Completion Date	Total Payments To Date
001-07	Red Wing Shoes	529 East Broadway Avenue	Signage	Disbursed		5/14/2007	5/22/2007	\$8,199.34	\$3,000.00	11/19/2007	\$3,000.00
002-07	LeRoy Walker	118 North 5th Street	Subsurface Infill	Disbursed		5/14/2007	5/22/2007	\$3,300.00	\$2,800.00	5/30/2007	\$2,800.00
003-07	LeRoy Walker	118 North 5th Street	Technical Assistance	Disbursed		7/17/2007	8/14/2007	\$1,015.00	\$1,575.00	9/17/2007	\$771.38
004-07	Janet Pinks	207 East Avenue B	Housing Incentive	Disbursed		7/17/2007	8/14/2007	\$116,461.14	\$20,232.83	2/28/2009	\$19,153.05
005-07	Kevin Horneman	408 East Main Avenue	Technical Assistance	Disbursed		7/17/2007	8/14/2007	\$2,100.00	\$1,575.00	1/23/2008	\$1,575.00
006-07	Kevin Horneman	410 East Main Avenue	Technical Assistance	Disbursed		7/17/2007	8/14/2007	\$2,100.00	\$1,575.00	1/23/2008	\$1,575.00
007-07	Greg Bavendick	301 East Broadway Avenue	Technical Assistance	Withdrawn		8/27/2007	9/11/2007	N/A	\$1,575.00	N/A	N/A
008-07	Pride Wilton Inc.	112 North 5th Street	Façade	Disbursed		8/27/2007	9/11/2007	\$44,197.00	\$22,098.50	11/29/2007	\$22,098.50
009-07	Brady, Martz & Associates, PC	207 East Broadway Avenue	Signage	Disbursed		8/27/2007	9/11/2007	\$6,112.00	\$3,056.00	3/5/2008	\$3,056.00
010-07	LeRoy Walker	118 North 5th Street	Façade	Disbursed		8/27/2007	9/11/2007	\$21,664.27	\$12,500.00	6/17/2008	\$10,832.14
011-07	Kevin Horneman	408 East Main Avenue	Façade	Disbursed		8/27/2007	9/11/2007	\$50,405.00	\$25,000.00	9/17/2008	\$25,000.00
012-07	Michael Woods	410 East Main Avenue	Façade	Disbursed		8/27/2007	9/11/2007	\$71,500.00	\$25,000.00	12/22/2008	\$25,000.00
013-07	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Housing Incentive	Disbursed		8/27/2007	9/11/2007	\$57,154.54	\$12,700.00	1/20/2009	\$11,430.91
014-08	Turitto's Dry Cleaners	1131 East Main Avenue	Façade	Disbursed		4/18/2008	5/13/2008	\$5,256.00	\$2,628.00	10/1/2008	\$2,628.00
015-08	Magic Photo Art	120 North 5th Street	Signage	Disbursed		5/12/2008	5/27/2008	\$5,170.15	\$2,735.08	9/30/2008	\$2,735.08
016-08	Fowler Photography	120 North 5th Street	Signage	Disbursed		5/12/2008	5/27/2008	\$1,344.02	\$672.01	7/30/2008	\$672.01
017-08	Mr. Delicious/Aaron Bank	307 North 3rd Street	Signage	Disbursed		6/23/2008	7/8/2008	\$10,415.00	\$3,000.00	1/30/2009	\$3,000.00
018-08	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Technical Assistance	Withdrawn		6/23/2008	7/22/2008	N/A	N/A	N/A	N/A
019-08	Robert Knutson Photography	405 East Sweet Avenue	Technical Assistance	Disbursed		7/9/2008	7/22/2008	\$2,310.00	\$1,575.00	12/17/2008	\$1,575.00
020-08	The Window & Door Store	410 East Main Avenue	Signage	Disbursed		8/13/2008	8/27/2008	\$6,742.34	\$3,000.00	12/22/2008	\$3,000.00
021-08	Tyre Mart	704 East Bowen Avenue	Signage	Disbursed		9/10/2008	9/23/2008	\$6,099.16	\$3,000.00	10/9/2008	\$3,000.00
022-08	Robert Knutson Photography	405 East Sweet Avenue	Façade	Withdrawn		11/12/2008	11/25/2008	N/A	\$25,000.00	N/A	N/A
023-08	Robert Knutson Photography	405 East Sweet Avenue	Signage	Withdrawn		11/12/2008	11/25/2008	N/A	\$3,000.00	N/A	N/A
024-08	ACI/ND Bankers Association	122 East Main Avenue	Signage	Withdrawn		11/12/2008	11/25/2008	N/A	\$3,000.00	N/A	N/A
025-09	Magi-Touch Carpet & Furniture Inc.	800 East Sweet Avenue	Technical Assistance	Disbursed		2/11/2009	2/24/2009	\$4,200.00	\$1,575.00	9/22/2009	\$1,575.00
026-09	Gosset Enterprises/Taco John's	320 South 3rd Street	Façade	Disbursed		2/11/2009	3/24/2009	\$51,923.53	\$25,000.00	8/20/2009	\$25,000.00
027-09	Gosset Enterprises/Taco John's	320 South 3rd Street	Signage	Disbursed		2/11/2009	3/24/2009	\$8,840.00	\$3,000.00	8/20/2009	\$3,000.00
028-09	Rolf Eggers	214 & 216 East Main Avenue	Façade	Disbursed		2/11/2009	3/24/2009	\$7,150.00	\$3,575.00	6/16/2009	\$3,575.00
029-09	ADLOC Inc./Warren's Locks & Keys	214 East Main Avenue	Signage	Disbursed		2/11/2008	3/24/2009	\$1,215.00	\$607.50	5/4/2009	\$532.50
030-09	A&B Pizza South	311 South 7th Street	Technical Assistance	Withdrawn		4/8/2009	4/28/2009	N/A	\$1,575.00	N/A	N/A
031-09	Broadway Floral of Hearts	411 East Broadway Avenue	Signage	Disbursed		5/13/2009	5/26/2009	\$4,845.49	\$2,422.95	7/9/2009	\$2,422.95
032-09	Magi-Touch Carpet & Furniture, Inc.	800 East Sweet Avenue	Façade	Disbursed		5/13/2009	5/26/2009	\$347,150.00	\$25,000.00	7/20/2011	\$25,000.00
033-09	DoCo Group	114 North 3rd Street	Technical Assistance	Withdrawn		7/8/2009	N/A	N/A	N/A	N/A	N/A
034-09	Starion Financial	333 North 4th Street	Signage	Disbursed		10/14/2009	10/27/2009	\$10,860.00	\$3,000.00	12/28/2009	\$3,000.00
035-09	SRSSM Partnership	122 East Broadway	Façade	Disbursed		11/12/2009	11/24/2009	\$72,238.00	\$20,000.00	7/13/2010	\$20,000.00
036-09	SRSSM Partnership	122 East Broadway	Signage	Disbursed		11/12/2009	11/24/2009	\$6,537.00	\$3,000.00	7/13/2010	\$3,000.00
037-10	J & J Property Management	115 North 4th Street	Technical Assistance	Disbursed		1/13/2010	1/26/2010	\$1,715.00	\$1,575.00	7/1/2010	\$1,286.25
038-10	Hedahls Inc.	100 East Broadway Avenue	Signage	Disbursed		1/13/2010	1/26/2010	\$7,800.00	\$3,000.00	4/29/2010	\$3,000.00
039-13	Redland, LLC	123 North 4th Street	Subsurface Infill	Disbursed		12/18/2012	1/8/2013	\$196,262.00	\$196,262.00	9/30/2013	\$203,232.25
040-13	Woodmansee's Inc.	114 North 4th Street	Signage	Disbursed		12/18/2012	1/8/2013	\$6,150.00	\$3,000.00	4/1/2011	\$3,000.00
041-13	Blink Eyewear	234 West Broadway Avenue	Façade	Disbursed		1/15/2013	1/22/2013	\$21,521.00	\$10,760.50	5/2/2013	\$10,760.50
042-13	Blink Eyewear	234 West Broadway Avenue	Signage	Disbursed		1/15/2013	1/22/2013	\$6,000.00	\$3,000.00	5/2/2013	\$3,000.00
043-13	ELAD, LLC	119 North 4th Street	Technical Assistance	Disbursed		1/19/2013	2/26/2013	\$3,300.00	\$2,475.00	7/26/2013	\$2,475.00
044-13	Laughing Sun Brewery	107 North 5th Street	Signage	Disbursed		2/19/2013	2/26/2013	\$6,600.00	\$3,000.00	4/26/2013	\$3,000.00
045-13	NodMor, LLC	317/319 South Mandan Street	Technical Assistance	Approved		3/19/2013	3/26/2013	Pending	\$8,250.00	Pending	Pending
046-13	One Source Lighting, LLC	122 North Mandan Street	Technical Assistance	Disbursed		4/17/2013	4/23/2013	\$1,900.00	\$2,475.00	12/10/2013	\$1,475.00
047-13	Kadlec Enterprises, LLC	307 North 3rd Street	Technical Assistance	Disbursed		8/20/2013	8/27/2013	\$7,611.25	\$2,475.00	9/4/2013	\$2,475.00
048-13	InVision Properties, LLP	815 East Main Avenue	Façade	Disbursed		11/19/2013	11/26/2013	\$123,721.35	\$25,000.00	9/1/2013	\$25,000.00
048-13	InVision Properties, LLP	815 East Main Avenue	Signage	Disbursed		11/19/2013	11/26/2013	\$10,459.82	\$3,000.00	9/1/2013	\$3,000.00
049-14	Pressdough of Bismarck, LLC	304 East Front Avenue	Technical Assistance	Disbursed		1/22/2014	1/28/2014	\$4,200.00	\$2,475.00	3/6/2014	\$2,475.00
050-14	Laughing Sun Brewing Company, LLC	122 North Mandan Street	Technical Assistance	Disbursed		4/15/2014	4/22/2014	\$3,300.00	\$2,475.00	10/23/2014	\$2,475.00
051-14	Electronic Building Company	212 West Main Avenue	Technical Assistance	Disbursed		4/15/2014	4/22/2014	\$5,632.00	\$2,475.00	3/24/2015	\$2,475.00
052-14	Pressdough of Bismarck, LLC	304 East Front Avenue	Façade	Disbursed		7/15/2014	8/12/2014	\$55,934.85	\$60,000.00	12/16/2014	\$27,967.42
053-14	114 on 3rd, LLC	114 North 3rd Street	Technical Assistance	Disbursed		8/21/2014	8/28/2014	\$19,772.67	\$8,250.00	6/9/2016	\$8,250.00
054-14	Jim Barnhardt	223 East Main Avenue	Technical Assistance	Disbursed		8/19/2014	8/26/2014	\$17,037.24	\$8,250.00	4/25/2014	\$8,250.00

CORE Incentive Grant Program

CORE Project	Applicant	Street Address	Project Type	Status	RZA	Hearing	Commission Hearing	Total Project Cost	Approved Grant Amount	Completion Date	Total Payments To Date
055-14	Jim Barnhardt	223 East Main Avenue	Façade	Disbursed		11/18/2014	11/25/2014	\$55,325.00	\$60,000.00	2/3/2016	\$60,000.00
056-15	Electronic Building Company	212 West Main Avenue	Façade	Disbursed		3/17/2015	3/24/2015	\$33,858.00	\$16,929.00	4/18/2016	\$16,929.00
057-15	NodMor, LLC	124 North 4th Street	Technical Assistance	Approved		3/17/2015	3/24/2015	Pending	\$8,250.00	Pending	Pending
058-15	Property 303, LLC	303 North 4th Street	Technical Assistance	Disbursed		4/30/2015	5/15/2015	\$3,300.00	\$8,250.00	12/21/2016	\$2,475.00
059-15	Feil Orthodontics	416 North 6th Street	Technical Assistance	Approved		5/19/2015	5/26/2015	Pending	\$2,475.00	Pending	Pending
060-15	Kadlec Enterprises, LLC	309 North 3rd Street	Technical Assistance	Approved		7/1/2015	7/8/2015	Pending	\$8,250.00	Pending	Pending
061-15	114 on 3rd, LLC	114 North 3rd Street	Façade	Approved		7/1/2015	7/8/2015	Pending	\$8,250.00	Pending	Pending
062-15	Los Lunas Mexican Restaurant	108 North Mandan Street	Façade	Denied		12/15/2015	N/A	N/A	N/A	N/A	N/A
063-15	Triple J Properties, LLC	710 East Bowen Avenue	Technical Assistance	Approved		1/19/2016	1/26/2016	Pending	\$2,475.00	Pending	Pending
064-16	Vold Tire Company, LLC	214/216 East Main Avenue	Technical Assistance	Approved		1/19/2016	1/26/2016	Pending	\$8,250.00	Pending	Pending